

CITY OF EDEN, N.C.

The regular meeting of the City Council, City of Eden, was held on Tuesday, June 18, 2019 at 6 p.m. in the Council Chambers, 308 E. Stadium Drive. Those present for the meeting were as follows:

Mayor:	Neville Hall
Council Members:	Bernie Moore
	Jim Burnette
	Angela Hampton
	Darryl Carter
	Jerry Ellis
	Jerry Epps
	Sylvia Grogan
City Manager:	Brad Corcoran
City Clerk:	Deanna Hunt
City Attorney:	Erin Gilley
News Media:	Roy Sawyers, Rockingham Update
	Mike Moore, Mike Moore Media

MEETING CONVENED:

Mayor Hall called the regular meeting of the Eden City Council to order and welcomed those in attendance. He explained that the Council met the third Tuesday of each month at 6 p.m. and worked from a prepared agenda; however, time would be set aside for business not on the printed agenda.

INVOCATION:

Pastor Luke Money of Pleasant View Baptist Church gave the invocation followed by the Pledge of Allegiance led by Fire Chief Tommy Underwood.

PROCLAMATIONS & PRESENTATIONS:

There were no Proclamations & Presentations at this time.

SET MEETING AGENDA:

Mayor Hall noted that there was a change to the 12d memo, increasing the low bid by \$1,300 but it was still the lowest bid. A closed session had been added as item 14.

A motion was made by Council Member Ellis to set the meeting agenda. Council Member Grogan seconded the motion. All members voted in favor of the motion. The motion carried.

PUBLIC HEARINGS:

- a. (1) Consideration of a zoning map amendment request and adoption of an Ordinance to rezone property at 531 Glovenia Street from Office & Institutional to Residential-6. The request was amended by the Planning Board to include additional properties. ZONING CASE Z-19-05
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment request as amended.

As he was the person requesting the change, Council Member Burnette asked to be recused from the vote and excused from the dais. All members approved his action by unanimous consent. Council Member Burnette left the dais.

Mayor Hall declared the public hearing open and called on Planning & Inspections Director Kelly Stultz.

Ms. Stultz said the item was a request from a property owner within the Boone Road Historic National Register District who owned a residential property that had always been residential. At the time the Office & Institutional district was created in the 1980s, Council zoned many areas O&I, including funeral homes which were now allowed in residential districts. The area proposed that surrounded Glovenia was all single family and part of the historic district. Ms. Stultz believed it was a Residential-6 district. O&I was a residential district and a house could be built there but it would allow offices, businesses and service uses that would not be compatible with an area like the one they were discussing. When the request was submitted, staff recommended to the Planning Board who agreed that a larger area needed to be included. Ms. Stultz showed a map and asked that the purple outlined areas be changed to R-6. The shaded areas did not include Fair's Funeral Home or Eden Chiropractic. The changes were as far as she was willing to push for in the area right then but if approved they could revisit the historic area at a later time.

Mayor Hall verified that each parcel shaded for change was a residential dwelling.

Ms. Stultz replied yes.

Mayor Hall asked if anyone would like to speak in favor or opposition. As there was no further discussion, Mayor Hall declared the public hearing closed.

A motion was made by Council Member Ellis to approve the zoning map amendment request and adopt an Ordinance to rezone property at 531 Glovenia Street and additional properties as amended by the Planning Board from Office & Institutional to Residential-6 and to adopt a Resolution of a statement of consistency regarding the proposed map amendment request as amended. Council Member Hampton seconded the motion. All members voted in favor of the motion. The motion carried.

Council Member Grogan said anyone interested in the areas considered for rezoning could see the notices that Planning and Inspections had posted in those areas. The signs were posted to clearly show the beginning and end of the areas being considered for rezoning.

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, the Zoning Ordinance of the City of Eden is hereby amended as follows:

Section 1 - Change from Office & Institutional to Residential-6 the following tracts:

TRACT 1:

The following described property commonly known as 531 Glovenia Street and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-60-0401 and Parcel Number 107457:

BEGINNING at an existing iron pipe driven in the southern line of Glovenia Street, said iron being North 66 deg. 27 min. West 70.4 feet from a point, the original southwest corner of Glovenia and Boone Road, and is 55.1 feet from the present intersecting point of the two concrete sidewalks and is the Northwest corner of the former Mrs. Claude Jones residence lot; and runs thence North 66 deg. 27 min. West 107.57 feet with the southern line of Glovenia Street to an existing iron pipe, corner with former William Shumate lot; thence South 20 deg. 56 min. 45 sec. West 221.53 feet with the former Shumate line to an existing iron stake driven in the former Marshall Field and Company line; thence South 50 deg. 28 min. 32 sec. East 65.29 feet with the said former Marshall Field and Company line to an existing iron stake; thence North 12 deg. 17 min. 38 sec. East 75.59 feet with the line of Lots 8 and 7 to an existing iron; thence North 64 deg. 40 min. 13 sec. East 63.01 feet with line of Lot 6 to an existing iron stake, the southwest corner of the former Mrs. Claude Jones lot; thence North 27 deg. 27

min. 54 sec. East 117.94 feet with line of said former Jones lot to the POINT OF BEGINNING, and is a part of Lots 3 and 4 of the Imperial Trust and Savings Company Subdivision as shown by map recorded in Map Book 2, page 42, and as per plat of survey for J. Marshall & Julia B. Varner dated November 24, 1986 by C. E. Robertson & Associates, R.L.S. Deed Reference: Book 1176, page 166.

TRACT 2:

The following described property commonly known as 522 Glovenia Street and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-50-8770 and Parcel Number 107451:

Parcel 1:

Beginning at an iron stake on the North side of Glovenia Street, said stake being fifty feet from the Danville and Western Railway tract and 358-1/2 feet from the intersection of Glovenia St. and Boone Rd. (formerly Factory St.) and running thence North 36 deg. 15 min. East 230-1/2 feet to an iron stake in James T. Smith's line, South 25 deg. 10 min. West 218.3 feet to a stake or corner on Glovenia St; thence with said Glovenia Street North 67 deg. West 44-1/2 feet to the beginning and containing 5,342 square feet. (For title reference see Deed Book 216 page 161.)

Parcel 2:

BEGINNING at an iron marking the southwest corner of Lot No. 1, Boone Road Property, as per map by W. T. Combs, C.E., June 15, 1954, said iron being in the east right-of-way line of Carolina & Northwestern Railroad (Formerly Danville & Western Railroad); thence with the south line of Lot No. 1, S. 64 deg. 56 min. E. 23.81 ft. to an iron found in said line; thence S. 33 deg. 53 min. W. passing over an iron marking the north corner of Mrs. J. T. Barksdale (Book 216, page 161), same being the Northwest corner of Elizabeth M. Pittendreigh (Book 362, page 568) at 10.04 ft. and thence with Mrs. J. T. Barksdale's west line passing through the northwest corner of her house, same course, a total distance of 240.54 feet to a notch found cut on concrete retaining wall in north line of Glovenia Street; thence with said Glovenia Street N. 58 deg. 27 min. W. 23.97 feet; thence in a northeasterly direction paralleling the center line of the curve of the main tract of the Carolina & Northwestern Railroad and in all points 25 ft. distance from said center line, approximately 242 feet to the place of beginning; save and except from the operation of this deed any right-of-way of the Carolina & Northwestern Railroad; for further reference see Map of Boone Road Property as surveyed and platted by W. T. Combs, C.E., June 15, 1954, recorded in the office of the Register of Deeds of Rockingham County N. C. to which map reference is hereby made for a further description of the property herein conveyed. Deed Reference: Book 1549, page 2463.

TRACT 3:

The following described property commonly known as 523 Glovenia Street and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-50-8439 and Parcel Number 107445:

Parcel 1:

BEGINNING at a point marked by a bolt found in the southerly line of Glovenia Street, said point of beginning being South 66 deg. 27 min. 00" East 75. 00 feet from the center of the track of the Carolina and Northwestern Railway (formerly the Danville and Western Railway), also, said point of beginning being the northwesterly corner of a lot owned by Robert A. Carroll, as set forth in Deed Book 347, Page 493; thence off said point of beginning, and with said Carroll's westerly line, South 22 deg. 22 min. 07 sec. West 125.00 feet to a point marked by an iron rod set in the property line of Fieldcrest Mills, Inc., said point also being said Carroll's southwesterly corner; thence with Fieldcrest Mills, Inc.'s easterly line, North 10 deg. 01 min. 32 sec. West 95.40 feet to a point marked by an iron pipe found, said point being 25.00 feet easterly from the center of the track of the aforesaid Carolina and Northwestern Railway; thence with a line which parallels, more or less, the center of the track of the aforesaid Carolina and Northwestern Railway, and being 25.00 feet easterly therefrom, North 23 deg. 45 min. 55 sec. East 45.50 feet to a point marked by a reinforcing rod found in the southerly line of Glovenia Street, said point being 25.00 feet from the center of the tracks of the aforesaid Carolina and Northwestern Railway; thence with the southerly line of Glovenia Street, South 66 deg. 27 min. 00 sec. East 50.00 feet to the point of beginning, and being more particularly shown on "Plat of Survey for Spray Water Power and Land Company", dated June 20, 1974, prepared by J. Gustin and Associates, Consulting Engineers and Land Surveyors, Martinsville, Virginia and designated as Lot "A" containing 0.099 acre, and further being the same property that B. Frank Mebane acquired from the Dan River Insurance and Land Company, June 26, 1921, and of record in Deed Book 216, Page 160, Register of Deeds Office, Wentworth, North Carolina. This deed is to save and except whatever right of way the Danville and Western Carolina and Midland Railway, and the Carolina and Northwestern Railway may have through this property herein conveyed.

Parcel 2:

Lying and being in the Town of Leaksville, N.C. on the west side of Glovenia Street. BEGINNING at a stake on the south side of Glovenia Street, said stake being 269-3/10 feet from the intersection of Factory and Glovenia Streets; thence South 21 deg. 3 min. West 197 feet to a stake; thence in a northwesternly direction, 107-7/10 feet to a stake; thence North 21 deg. 3 min. East 125 feet to Glovenia Street; thence with Glovenia Street South 66 deg. 27 min. East 77-3/10 feet to the point of beginning, and containing 12,446 square feet more or less.

TRACT 4:

The following described property commonly known as 524 Glovenia Street and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-50-9639 and Parcel Number 107452:

BEGINNING at an existing iron stake in the North right of way line of Glovenia Street, said existing iron stake being designated as a control corner on the plat hereinafter referred to and said existing iron stake also being located S 66 deg. 09 min. 15 sec. E 143.62 feet from the intersection of the center line of Glovenia Street and the center line of Chestnut Street; thence N 22 deg. 45 min. E 224.36 feet to an iron set; thence S 64 deg. 10 min. E 60.35 feet to an existing iron stake; thence S 22 deg. 50 min. W 218.30 feet to the North right of way line of Glovenia Street; thence with the North right of way line of Glovenia Street, N 69 deg. 56 min. W 60.00 feet to the Point of Beginning, the same containing 0.305 acres as shown on a plat of survey for Lori A. Keen by C. E. Robertson, R.L.S., dated 12/2/1992. Deed Reference: Book 1074, page 844.

TRACT 5:

The following described property commonly known as 527 Glovenia Street and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-50-9413 and Parcel Number 107449:

Beginning at a stake at the southeast corner of Alice P. Fleming's lot; thence N. 21 deg. 3 min. East with Alice P. Fleming's line 197 feet to Glovenia Street; thence with Glovenia Street South 66 deg. 27 min. East 91-4/10 feet to a stake, Jas. T. Smith's corner, said stake being 176-1/10 feet from Boone Road; thence with Jas. T. Smith's line South 21 deg. 3 min. West 221-6/10 feet to a stake in T. C. Coleman's and John Smith's line directly between T. W. Knight's northwest corner and Alice P. Fleming's southeast corner; thence with T. C. Coleman's and John Smith's line North 25 deg. West 93-65/100 feet to Alice P. Fleming's southeast corner, the point of beginning. Deed Reference: Book 1469, page 249.

TRACT 6:

The following described property commonly known as 528 Glovenia Street and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-50-9671 and Parcel Number 107450:

BEGINNING at an iron in the northern line of Glovenia Street, said iron being located North 69 deg. 20 min. West 179 feet from the intersection of the northern line of Glovenia Street by the western line of Boone Road; from the point of Beginning continuing with the northern line of Glovenia Street, North 69 deg. 20 min. West 75 feet to an iron in the retaining wall, Pittendreigh's southeast corner; thence with Pittendreigh's eastern line, North 22 deg. 50 min. East 90 feet to an iron, said iron marking Fair's southwest corner; thence with Fair's southern line, South 71 deg. 20 min. East 75 feet to an iron, said iron being Robertson's northwest corner; thence South 22 deg. 45 min. West 92.62 feet to the point of Beginning, as per plat of survey for David Goldston, Leaksville Township Rockingham County, North Carolina, April 26, 1975, by C. E. Robertson, Registered Land Surveyor. Deed Reference: Book 769, page 643.

TRACT 7:

The following described property commonly known as 415 Boone Road and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-60-2918 and Parcel Number 107568:

BEGINNING at an iron 25 feet southeast of center line of Danville and Western Railroad and marking the northwest corner of Lot #2, Block #52-B, as shown on Map of Boone Road Property of Marshall Field & Company, made by S. F. Terry, June 16, 1941, said iron being South 42 deg. 56 min West 301.34 feet from an iron marking the northwest corner of tract deeded to Thread Mill Company from J. M. Morehead et al on September 8, 1914, recorded in Book 178, page 210; thence South 64 deg. 31 min. East, with the North line of said Lot #2, 218.6 feet to an iron 30 feet West of the center of Boone Road and in the West line of said road; thence with the West edge of said Boone Road North 26 deg. 24 min. East, 100 feet to an iron; thence North 64 deg. 31 min. West 185.4 feet to an iron; thence South 42 deg. 56 min. West 104.3 feet TO THE BEGINNING and containing 20,200 square feet, more or less.

TRACT 8:

The following described property being a vacant lot on the West side of Boone Road and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-61-2065 and Parcel Number 107569:

BEGINNING at an iron in the West edge of Boone Road, said iron being the Northeast corner of G. C. Truslow's lot, same being North 26 deg. 24 min. East 100 feet from the Northeast corner of Lot No. 2 as shown on Map of "Boone Road Property, Marshall Field & Company, June 16, 1941," by S. F. Terry, and running with the North line of Truslow's lot, North 64 deg. 31 min. West 186.87 feet to an iron in the Danville & Western Railway Company's right of way; thence a corrected bearing, North 43 deg. 06 min. East with the said right of way, 78.7 feet to an iron; thence South 64 deg. 31 min. East 164.2 feet to an iron in the West edge of Boone Road; thence with the West edge of Boone Road, South 26 deg. 24 min. West 75 feet to the PLACE OF BEGINNING, being a part of Lot No. 3, as shown on above mentioned map, and containing 13,164 square feet, more or less.

For further Deed reference see Estate File 95E47, Deed Book 809, page 2440, Deed Book 792, page 1125, Deed Book 755, page 553, Deed 697, page 450, Deed Book 683, page 435 and Deed Book 363, page 540.

TRACT 9:

The following described property commonly known as 421 Boone Road and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-60-1859 and Parcel Number 107565:

BEGINNING at an iron 25 feet Southeast of center line of Danville & Western Railroad said iron being S. 42 deg. 56 min. W. 301.34 feet from an iron marking the Northwest corner of tract deeded to Thread Mills Company from J.M. Morehead, et al on September 8, 1914, recorded in Book 178, Page 210; thence S. 64 deg. 31 min. E. 218.6 feet to an iron 30 feet West of the center of Boone Road, and in the West line of said road; thence with the West line of Boone Road, S. 26 deg. 24 min. W. 103.18 ft. to an iron, 30 feet West of center of said road; thence N. 64 deg. 03 min. W. 252.89 feet to an iron in the East line of right of way of Danville & Western Railroad, said iron being 25 feet S. E. of center line of said Danville & Western Railroad and approximately half-way up the cut bank; thence with the East right of way line of said Danville & Western Railroad, N. 42 deg. 56 min. E. 114.91 feet to the point of BEGINNING and containing 24,281 sq. ft., more or less, the same being Lot 2, Block 52-B as shown on map of Boone Road Property Marshall Field & Company, made by S. F. Terry, June 16, 1941. For further reference see Deed Book 660, at page 240, in the Office of the Register of Deeds, Rockingham County, N.C. The above-described property is the same and identical property conveyed to Caroline Price Mori, widow, by Maynard L. Waters and wife, Kay S. Waters, under deed dated October 28, 1975, and recorded in the Office of the Register of Deeds for Rockingham County, North Carolina, in Deed Book 702, at Page 194. For back reference in chain of title see: Book 925, Page 963 and Book 967, Page 2210 in the Rockingham County Registry.

TRACT 10:

The following described property commonly known as 425 Boone Road and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-60-0891 and Parcel Number 107564: BEGINNING at an iron in the west line of Boone Road, said iron marking the common front corner between Lots Nos. 1 and 2, it being the southeast corner of Lot No. 2, (now Truslow) and being located S. 26 deg. 11 min. W. 352.55 feet from an iron marking the intersection of West line of Boone Road with old Spray Water Power and Land Company line; thence with the west line of Boone Road S. 24 deg. 00 min. West 100 feet to an old iron found in a privet hedge; thence leaving Boone Road, N. 64 deg. 56 min. W. 281.1 feet to an old iron found in east right of way line of Carolina and Northwestern Railroad (formerly Danville and Western Railroad) marking southwest corner of Lot No. 1, it being located S. 64 deg. 56 min. E. 26.08 feet from a nail in center of main tract of said railroad; thence with east right of way line of said railroad, N. 14 deg. 45 min. E. 100.15 feet to an iron marking Truslow's southwest corner of Lot No. 2; thence with line between Lots Nos. 1 and 2, S. 65 deg. 52 min. E. 250.5 feet to the point of beginning; and containing 24,511 square feet more or less; and being designated as Lot No. 1, as shown on map of "Boone Road Property," by Marshall Field and Company to Fieldcrest Mills, Inc., made by W. T. Combs, C. E. June 15, 1954. (Map book 7, page 69.) Deed Reference: Book 1493, page 2171.

TRACT 11:

The following described property commonly known as 429 Boone Road and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-60-0679 and Parcel Number 107563:

BEGINNING at an iron at the S.E. corner of the Thread Mills Company lot on Factory Road (also known as Boone Road); thence with the said road, South 10 deg. West 103.6 feet to an iron; thence North 59 deg. 98.2 feet to a stake; thence North 21 deg. East 5.55 feet to a stake; thence North 69 deg. West through center of well 12 feet to a stake; thence South 21 deg. West 5.55 feet to a stake; thence North 69 deg. West 117.5 feet to an iron formerly R. V. Osborne's line; thence North 25 deg. 10' East 125.5 feet to an iron in Thread Mills Company lot; thence with line or lot, South 62 deg. 30 min. East 209 feet to the BEGINNING. For reference see Deed from Dr. John Sweeney and wife, Corrina Day Sweeney to Albert Herman Stone, Book 184, page 363, Register of Deeds Office, and also Deed from Dr. John E. Ray, Admr. C.T.A., Estate of A. H. Stone to D. G. Taylor. Also see Book 815, page 637. Being that parcel of land conveyed to James M. Fair and wife, Halda H. Fair, as tenants by the entirety, from Mary G. Jones, widow, and Bettie Jones Anderson and husband, Hicks E. Anderson, Jr. by Deed dated 3/12/1956 and recorded 6/10/1964 in Deed Book 615, at page 637 of the Rockingham County, NC Public Registry. Deed Reference: Book 1274, page 874.

TRACT 12:

The following described property commonly known as 433 Boone Road and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-60-0587 and Parcel Number 107562: BEGINNING at the intersection of the north side of Glovenia Street and Boone Road and running thence with Glovenia St. North 69 degrees 20 min. West 179 ft. to a point; thence North 22 degrees 44 min. 15 sec. East 92.62 ft. to an existing iron stake; thence South 72 degrees 5 min. 44 sec. East 42.5 ft.; thence North 17 degrees 54 min. 16 sec. East 5.55 ft.; thence South 72 degrees 5 min. 44 sec. East 12 ft. to a point; thence South 17 degrees 54 min. 16 sec. West 5.55 ft.; thence South 72 degrees 05 min. 44 sec. East 97.28 ft. to an existing iron stake; thence South with Boone Road 7 degrees 07 min. 41 sec. West 102.73 ft. to the POINT OF BEGINNING, containing 0.368 acres more or less. This description as per Plat of Survey for Barry C. Shea and wife, Debra R. Shea dated

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March 27, 1986, by C.E. Robertson, RLS, and recorded in Book 780, page 1981, Rockingham County Registry. For further reference see Deed Book 184, page 359. SUBJECT to Driveway Easement as recorded in Book 699, page 305, Rockingham County Registry. Deed Reference: Book 1546, page 2930.

TRACT 13:

The following described property commonly known as 502 Boone Road and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-60-2374 and Parcel Number 107570: BEGINNING at an iron located at the Southeast intersection of Glovenia Street with Boone Road (formerly Factory Street) ; thence from said beginning point along the South right-of- way line of Glovenia Street, South 64 deg. 53 min. East 204.47 feet to an iron in the line of Thomas Edison Hall, Jr.; thence South 14 deg. 13 min. West 97.93 feet to an iron, the Northeast corner of R. A. Carroll; thence along the North line of R. A. Carroll, North 65 deg. 13 min. West 200.44 feet to an iron located on the East right-of-way line of Boone Road; thence along Boone Road, North 12 deg. 04 min. East 99.86 feet to an iron THE POINT OF BEGINNING. This description as per plat of survey for Patrick A. Whitten and wife, Melissa S. Whitten by William S. May, Jr., R.L.S., dated July 18, 1978. Deed Reference: Book 723, page 2.

TRACT 14:

The following described property commonly known as 503 Boone Road and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-60-0398 and Parcel Number 107561: BEGINNING at an existing iron pipe in the southern line of Glovenia Street, said iron pipe being located North 66 deg. 27 min. West 70.40 feet from a point in the pavement marking the southwest intersection of Glovenia Street and Boone Road, said beginning point also marking the northeast corner of the Varner property; from the point of beginning along the southern line of Glovenia Street, South 66 deg. 27 min. East 70.40 feet to a point in the pavement marking the southwest intersection of Glovenia Street and Boone Road; thence with the western line of Boone Road, South 11 deg. 24 min. West 100.49 feet to a point in the pavement; thence North 77 deg. 51 min. West 12.41 feet to an existing iron pipe; thence South 9 deg. 24 min. West 15 feet to an existing iron pipe in the western line of Boone Road; thence North 77 deg. 51 min. West 107.33 feet to an existing iron pipe in Varner's eastern line; thence North 63 deg. 58 min. East 24.21 feet to an existing iron pipe; thence continuing with Varner's eastern line, North 26 deg. 41 min. East 118.20 feet to the point of beginning, and being all of Lot 5, and a portion of Lots 4 and 6 of the Imperial Trust & Savings Co. Subdivision as recorded in Map Book 2, Page 52, as per current Plat of Survey for William J. Waller, Jr. and Lori D. Waller, City of Eden, Leaksville Township, Rockingham County, July 20, 1987, by William S. May, Jr., R.L.S., Wentworth, N.C. Deed Reference: Book 973, page 1854.

TRACT 15:

The following described property commonly known as 506 Boone Road and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-60-2265 and Parcel Number 107567: BEING that 0.22-acre tract, more or less, as particularly shown on Plat of survey for Frederick K. Echols and Carolyn R. Echols by William s. May, Jr. Land surveying dated July 12, 1999, a copy of said Plat being recorded with the Deed in Book 1016, page 2310.

For title reference see Book 105, Page 573, Rockingham County Registry; Book 207, page 490; Death Book 99, page 43; Deed Book 881, page 2459; Death Book 121, page 530; and Deed Book 1016, page 2310.

TRACT 16:

The following described property commonly known as 507 Boone Road and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-60-0340 and Parcel Number 107456: BEGINNING at an iron S. 17 deg. 50 min. 20 sec. W. 115.93 feet from the southwest corner of the intersection of Glovenia Street and Boone Road, and running from said point of BEGINNING S. 9 deg. 57 min. 16 sec. W. 99.61 feet to an iron; thence N. 77 deg. 17 min. 44 sec. W. 141.73 feet to an iron; thence N. 12 deg. 17 min. 38 sec. E. 75.59 feet to an iron; thence N. 64 deg. 40 min. 13 sec. E. 38.80 feet to an iron; thence S. 77 deg. 17 min. 44 sec. E. 106.93 feet to the POINT AND PLACE OF BEGINNING, and being 0.311 acres as shown on Plat of Survey for Paul L. Weiner and Lynn R. Weiner dated May 4, 1989 by C. E. Robertson and Associates, R.L.S., said survey being attached to the Deed recorded in Book 822, page 2162. See 730/86 & 87; 701/87; 701/478; 355/406 & 407.

TRACT 17:

The following described property commonly known as 510 Boone Road and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-60-2155 and Parcel Number 107566: Tract One: BEGINNING at a stake on Boone Road (formerly known as Factory Street and hereinafter referred to as Boone Road) 200 feet from the intersection of Boone Road

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and Glovenia Street, said point being Miss Sue Willis' Southwest corner; thence with her line, South 67 2 degrees East 200 feet to a stake; thence South 11 degrees West 100 feet to a stake; thence North 67 2 degrees West 200 feet to a stake on Boone Road; thence with said Street, North 11 degrees East 100 feet to the beginning, containing 0.5 acre, more or less. Tract Two: BEGINNING at Peyton Wade's and Bettie A. Austin's corner in B.F. King's line and running North 69 2 degrees East 163 feet to Union Street (now College Street); thence with Union or College Street, North 20 3/4 degrees West 254 feet to the old Sue Willis corner on Glovenia Street; thence South 11 degrees West 300 feet to the point of beginning, containing .4752 of an acre, more or less, as deeded to Bettie A. Austin by N.D. Austin, on July 28, 1921, which deed is recorded in Book 215, Page 435. SAVE AND EXCEPT from Tract Two the following tracts or parcels of land: 1) That lot heretofore sold or conveyed to Mary Forbes by deed which is duly recorded in the Office of the Register of Deeds, and which contains by estimation 872.5 sq. ft., more or less. 2) That lot or parcel of land heretofore sold and conveyed to Dewey R. Grogan and wife, Jessie R. Grogan by deed dated August 28, 1947, as recorded in Book 382, Page 175.

TRACT 18:

The following described property commonly known as 511 Boone Road and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-60-0231 and Parcel Number 107455: BEGINNING at a stake on the west side of Factory Street (Boone Road) said stake being 214 ft. from the southwest intersection of Boone Road and Glovenia St.; thence with Boone Road S. 12 deg. 9 min. W. 76 ft. to John Smith's corner; thence with John Smith's line N. 77 deg. 51 min. W. 150 ft. to T. C. Coleman and John Smith's line; thence N. 12 deg. 51 min. E. 76 ft. to George H. Clark's line; thence S. 77 deg. 51 min. E. 150 ft. to the POINT OF BEGINNING, same being lots nos. 9 and 10 as per map made by A. G. Pritchett in March, 1919, and revised by J. S. Trogdon, July 26, 1921, for Imperial Trust & Savings Company. For further reference see deed book 267 page 364 in the Office of the Register of Deeds of Rockingham County, North Carolina. Deed Reference: Book 832, page 1516.

TRACT 19:

The following described property commonly known as 514 Boone Road and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-60-2035 and Parcel Number 137684: Beginning at Bettie A. Austin's corner on the East side of Boone Road (formerly Factory Street); thence with her line South 67-1/2 deg. East 200 feet to a stake; thence 11 deg. West 100 feet to a stake; thence North 67-1/2 deg. West 200 feet to a stake on Boone Road; thence North 11 deg. East 100 feet with Boone Road to the beginning, containing one-half acre, more or less. See Deed Book 245, page 459 in the office of the Register of Deeds of Rockingham County. Deed Reference: Book 665, page 708.

TRACT 20:

The following described property commonly known as 515 Boone Road and being further identified by the Rockingham County Tax Dept. as PIN 7070-19-60-0114 and Parcel Number 107454: BEGINNING at a point on the west side of Boone Road (formerly Factory Street) said point being 290 feet from the intersection of Boone Road with Glovenia Street and running thence with Boone Road, South 12 degrees 9 min. West 76 feet to an iron, the northeast corner of Marshall Field & Company property; thence with the north line of Marshall Field & Company property, North 77 degrees 51 min. West 61.2 feet to an iron; thence North 12 degrees 9 min. East 2 feet to an iron; thence North 71 degrees 28 min. West 44.9 feet to an iron; thence South 12 degrees 9 min. West 7 feet to an iron, said iron being the north line of the aforesaid Marshall Field & Company property; thence North 57 degrees 28 min. West 36.5 feet to an iron; thence North 12 degrees 9 min. East 21 feet to an iron; thence North 77 degrees 51 min. West 10 feet to an iron in the original line of Marshall Field & Company property; thence with the original line of said property North 12 degrees 9 min. East 41.2 feet to a point original corner of both parties; thence South 77 degrees 51 min. East 150 feet to a point in the west side of Boone Road to the place of beginning. Same being that property conveyed by Leaksville Lumber Company to Atha May Smith, dated July 19, 1926, as is recorded in Book 240 at Page 177, SAVE AND EXCEPT that property which was conveyed by Atha May Smith to Marshall Field & Company, July 20, 1939, as appears of record in Book 321, at page 475. For further reference see Deed recorded in Book 434, page 253, Rockingham County Registry. Deed Reference: Book 1014, page 286.

TRACT 21:

The following described property commonly known as 518 Boone Road and being further identified by the Rockingham County Tax Dept. as PIN 7979-07-69-2927 and Parcel Number 137683: BEGINNING at James Lee Collins' southwest corner (see Deed Book 665 at page 708, formerly Peyton Wade's southwest corner) on Boone Road (formerly Factory Street): thence with his line, South 67.5 deg. East 200 feet to a stake; thence South 11 deg. West 52 feet to Maurice W Barrett's corner (formerly J G Farrell's line, see Deed Book 799 at page 591); thence North 74 deg. West 200 feet (formerly with J G Farrell's line) to a stake on Boone Road; thence with said Road, North 11 deg. East 86 feet to the BEGINNING and containing by estimation 13,800 square feet, more or less, and being the same lot sold to Mrs. C D London by John L Morehead and others, which deed is recorded in the Office of the Register of Deeds for Rockingham County, North Carolina, in Book 116, page 309; also see Book 193, page 402. Reference Will Book N, page 458, Item 5. Deed Reference: Book 1537, page 1604.

TRACT 22:

The following described property commonly known as 522 Boone Road and being further identified by the Rockingham County Tax Dept. as PIN 7979-07-69-1889 and Parcel Number 137682: BEGINNING at an iron stake on Factory Street (now Boone Road), the North west corner of lot deeded to J. G. Farrell and wife, Susan P. Farrell, by J. S. Patterson and wife by deed dated the 9th day of June, 1906, and recorded in Book 151 of deeds, page 372, thence with the line of said lot, South 74 degrees East 130 feet to a stake; thence parallel with Factory Street, (now Boone Road), South 16 degrees West 74 feet to a stake; thence North 74 degrees West 130 feet to a stake in the line of Factory Street, (now Boone Road), thence with said Factory Street, (now Boone Road), North 16 degrees East 74 feet to the beginning, containing 9620 Square feet.

For further reference see Deed Book 263, Page 557, in the office of the Register of Deeds, Rockingham County. Save and Except any and all public right-of-ways to street, if any. Deed Reference: Book 1492, page 1802.

TRACT 23:

The following described property commonly known as 524 Boone Road and being further identified by the Rockingham County Tax Dept. as PIN 7979-07-69-2729 and Parcel Number 137681: BEGINNING at an established iron pipe set in the center of a private drive, which beginning point is the Northwest corner of the Old J. G. Farrell Estate lot (now the homeplace of Mrs. J. O. Sugg) and running thence with the North line of the Mrs. J. O. Sugg tract South 70 deg. 54 min. East 128.76 feet to an established iron pipe and continuing South 70 deg. 54 min. East 24.75 feet to an iron pipe, the Northeast corner of the Mrs. J. O. Sugg tract; thence a new line South 8 deg. 36 min. 30" West 66.75 feet to an iron pipe, another new corner, thence with the D. F. King, Jr. North line South 78 deg. 44 min. East 85 feet to an established iron pipe set in the original West line of the J. E. Holmes property; thence North 15 deg. 13 min. East 54.17 feet to an iron pipe and continuing North 15 deg. 13 min. East 207.43 feet to a stake set in the West line of the J. E. Holmes property; thence North 78 deg. 35 min. West 72.50 feet to a stake; thence North 79 deg. 37 min. West 44.60 feet to a stake, the Northeast corner of the original W. B. Coble lot; thence with the real line of the W. B. Coble lot, South 12 deg. 13 min. West 74.00 feet to a stake; thence North 78 deg. 24 min. West 130.00 feet to a stake set in the East line of Boone Road; thence with the East line of Boone Road, South 17 deg. 00 min. West 100.30 feet to an established iron pipe, THE POINT OF BEGINNING, and being the old original J. G. Farrell homeplace and a lot at the rear of the homeplace of Mrs. J.O. Sugg as per plat of survey for Joiner Maclsaac et al, dated March 4, 1977, as surveyed and platted by C. E. Robertson and Associates, R.L.S., recorded in Book 711, Page 629, to which reference is hereby made. For further reference see Deed Book 398, Page 365 and 367, Rockingham County Registry.

TRACT 24:

The following described property commonly known as 528 Boone Road and being further identified by the Rockingham County Tax Dept. as PIN 7979-07-69-1740 and Parcel Number 137680: BEGINNING at an existing iron pipe in the eastern line of Boone Road, said iron pipe being located North 23 deg. 55 min. East 67.75 feet from a point marking the intersection of the eastern line of Boone Road and the northern line of A Street. From the Point of Beginning along the eastern line of Boone Road, North 16 deg. 52 min. East 88 feet to an existing iron pipe; thence South 70 deg. 54 min. East 128.76 feet to an existing iron pipe; thence continuing South 70 deg. 54 min. East 24.75 feet to an iron pipe; thence South 08 deg. 36 min 30 sec. West 66.75 feet to an iron pipe in the northern line of D. F. King, Jr.; thence along King's northern line, North 78 deg. 44 min. West 163.90 feet to an existing iron pipe, the POINT OF BEGINNING as per plat of survey for Joyner Maclssac et al, City of Eden, Leaksville Township, Rockingham County, N.C., March 4, 1977, by C. E. Robertson & Associates, R.L.S., Eden, N.C. Plat being recorded in Deed Book 711, Page 629 in the Office of the Register of Deeds for Rockingham County. Deed Reference: Book 1543, page 1521.

TRACT 25:

The following described property commonly known as 615 Dumaine Street and being further identified by the Rockingham County Tax Dept. as PIN 7979-07-69-3549 and Parcel Number 137686: BEGINNING at an existing iron stake ("control corner") on the north right of way margin of "A" Street, said beginning point being South 72 deg. 44 min. 39 sec. West 295.32 feet from the center line of the intersection of "A" Street with College Street, said beginning point

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also marking the southwest corner of Paul P Carter (Book 741, page 362); thence from said beginning point along the north line of "A" Street the following courses and distances: South 66 deg. 21 min. West 50.0 feet to an existing iron stake, South 72 deg. 16 min. West 50.0 feet to an iron stake, South 84 deg. 07 min. West 50.0 feet to an iron stake, and North 83 deg. 25 min. West 52.2 feet to an iron stake marking the southeast corner of Harold D Francis (Book 735, page 306); thence leaving "A" Street North 15 deg. 16 min. East 306.92 feet to an iron stake ("control corner"); thence along the west line of said Carter, South 23 deg. 35 min. East 285.54 feet to an existing iron stake on the north margin of "A" Street the POINT OF BEGINNING and containing 0.683 acres. This description as per plat of survey for John Hoerter by C.E. Robertson & Associates, RLS dated February 9, 1994, a copy of said plat being attached to that deed from Charles J MacIsaac, divorced to John C Hoerter and wife Ann M Hoerter dated March 4, 1994.

Section 2 - Change from Business-General to Residential-6 the following tract:

TRACT 26:

The following described property commonly known as 530 Boone Road and being further identified by the Rockingham County Tax Dept. as PIN 7979-07-69-1661 and Parcel Number 137679: BEGINNING at an iron pipe driven 6 inches Eastwardly from the back side of the present concrete sidewalk on Boone Road in the town of Leaksville said iron pipe being also by true meridian bearings North 40 deg. 53 minutes East 10.0 feet from a copper traverse point embedded in the concrete sidewalk; thence Northwardly curving to the left with the sidewalk and 6 inches therefrom to an iron pipe, (by chord North 23-55 East 67.75 feet) said pipe being in a line with J. G. Farrell's South line projected towards the sidewalk; thence South 78 deg. 44 minutes East 13.9 feet to the Farrell's Southwest corner at the South edge of a rock wall; thence continuing South 78 deg. 44 minutes East 235.0 feet (a total distance of 248.9 feet) to an iron pipe driven at Farrell's Southeast corner-near a fence post; thence South 15 deg. 13 minutes West 172.68 feet to an iron pipe driven at the Northern edge of "A" Street; thence in a Westerly direction curving to the right on a radius of 241.77 feet, 116.4 feet with the Northern edge of said "A" Street to an iron pipe driven at the tangential point of the curve; thence North 50 deg. 01 minutes West 160.18 feet continuing with the North edge of "A" street to the point of beginning. The above tract is a part of the D. F. King one-acre lot known as the "Tanyard" and of adjoining D. F. King acreage. Further reference is hereby made to a map of the property of

D. F. King Estate and as per survey made by J. s. Trogdon, Registered Engineer, dated April 7, 1938 and recorded in Map Book 3, page 85A, Rockingham County Registry. See Book 299, page 414. Deed Reference: Book 735, page 306.

Section 3 - The Official Zoning Map of the City of Eden is hereby amended to conform with this Ordinance.

APPROVED, ADOPTED AND EFFECTIVE, this 18th day of June, 2019.

CITY OF EDEN

Neville Hall, Mayor

Attest: Deanna Hunt, City Clerk

A RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY REGARDING A PROPOSED AMENDMENT TO THE CITY OF EDEN ZONING ORDINANCE CASE NUMBER Z-19-05 MAP AMENDMENT

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 property at 531 Glovenia St. from Office & Institutional to Residential-6;

WHEREAS, On May 28, 2019, the City of Eden Planning Board voted to recommend that additional properties be added to the map amendment and voted to recommend that the City Council approve the rezoning request as amended. The properties added to the rezoning request are as follows:

- 415 Boone Rd. PIN# 7070-1960-2918
- PIN# 7070-1961-2065 (Vacant)
- 421 Boone Rd. PIN# 7070-1960-1859
- 425 Boone Rd. PIN# 7070-1960-0891

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429 Boone Rd. PIN# 7070-1960-0679
433 Boone Rd. PIN# 7070-1960-0587
528 Boone Rd. PIN# 7979-0769-1740
502 Boone Rd. PIN# 7070-1960-2374
503 Boone Rd. PIN# 7070-1960-0398
506 Boone Rd. PIN# 7070-1960-2265
507 Boone Rd. PIN# 7070-1960-0340
510 Boone Rd. PIN# 7070-1960-2155
511 Boone Rd. PIN# 7070-1960-0231
514 Boone Rd. PIN# 7070-1960-2035
515 Boone Rd. PIN# 7070-1960-0114
518 Boone Rd. PIN# 7979-0769-2927
522 Boone Rd. PIN# 7979-0769-1889
524 Boone Rd. PIN# 7979-0769-2729
530 Boone Rd. PIN# 7979-0769-1661
522 Glovenia St. PIN# 7070-1950-8770
523 Glovenia St. PIN# 7070-1950-8439
524 Glovenia St. PIN# 7070-1950-9639
527 Glovenia St. PIN# 7070-1950-9413
528 Glovenia St. PIN# 7070-1950-9671
615 Dumaine St. PIN# 7979-0769-3549

STATEMENT OF NEED:

The subject parcel is located in an area of primarily single-family residences on mid-sized lots designated as Traditional Neighborhood in the City of Eden Land Development Plan. The property is in the Boone Road Historic District, which is characterized by mostly larger old single-family homes. The area was originally zoned O&I most likely because of its proximity to the downtown district and because there were two funeral homes in the district, (currently one still exists). The subject property and the properties added by the Planning Board are surrounded by single-family dwellings and apartments that are also located in the Office & Institutional District.

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 map amendment, including the 26 additional parcels, to the City of Eden Zoning Ordinance 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 Zoning Ordinance is reasonable and in the public interest.

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Approved and adopted and effective this 18th day of June, 2019.

CITY OF EDEN

Neville Hall, Mayor

Attest: Deanna Hunt, City Clerk

Council Member Burnette returned to the dais.

- b. (1) Consideration of a zoning text amendment request and adoption of an Ordinance to amend Section 11.24(m) to allow indoor mini-storage facilities as a permitted use in the Business-Shopping Center district. ZONING CASE Z-19-06.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment request.

Mayor Hall declared the public hearing open and called on Ms. Stultz.

Ms. Stultz said mini- and self-storage facilities were not recognized businesses in 1967 when the ordinance was adopted. Over the years, the businesses had been added into various districts. The request was from someone interested in opening an indoor self-storage in one of the vacant big box buildings. The Eden Mall, the former Walmart shopping center, the former Winn-Dixie shopping center on N.C. 770, Kingsway Plaza and Meadow Greens Shopping Center all had empty spaces. Empty retail spaces were a problem across the country. As a way to adaptively reuse empty buildings, staff recommended in favor of the allowing indoor mini-storage facilities as a permitted use in the Business-Shopping Center district. She thought it was a marvelous way to reuse a building that was currently empty. The Planning Board agreed with staff in their recommendation.

Mayor Hall asked if anyone would like to speak in favor or opposition.

Council Member Burnette confirmed that the business would not have any effect on the area around it other than an improvement to the exterior of the building.

Ms. Stultz replied that was correct. Buildings used that way would be maintained likely better than they were currently, which was very important to the rest of the shopping center and the community.

Council Member Burnette verified there would be no additional storage outside of the building.

Ms. Stultz replied there would not be storage outside of the building. The particular storage facility offered manned, all climate-controlled storage.

Council Member Ellis asked if the shopping center owner knew the business could possibly come to the property and make improvements.

Ms. Stultz replied that at that time, they could not talk about a specific business but yes, the potential new business was involved with a particular shopping center.

As there was no further discussion, Mayor Hall declared the public hearing closed.

A motion was made by Council Member Burnette to approve a zoning text amendment request and adopt an Ordinance to amend Section 11.24(m) to allow indoor mini-storage facilities as a permitted use in the Business-Shopping Center District and to adopt a Resolution of a statement of consistency regarding the proposed map amendment request as amended. Council Member Ellis seconded the motion. All members voted in favor of the motion. The motion carried.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF EDEN

Minutes of the regular June 18, 2019 meeting of the City Council, 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(m) Business-Shopping Center District of the Zoning Ordinance of the City of Eden is hereby amended by adding the following as a Permitted Use:

(5) Permitted Uses
Mini-Storage (Indoor)

APPROVED, ADOPTED AND EFFECTIVE, this 18th day of June, 2019.

CITY OF EDEN

Neville Hall, Mayor

Attest: Deanna Hunt, City Clerk

A RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY REGARDING
A PROPOSED AMENDMENT TO THE CITY OF EDEN ZONING ORDINANCE
CASE NUMBER Z-19-06 TEXT AMENDMENT

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 for an amendment to the Zoning Ordinance to amend Section 11.24(m)(5) to allow indoor ministorage facilities as a permitted use in the Business-Shopping Center district.

WHEREAS, On May 28, 2019, the City of Eden Planning Board voted to recommend that the City Council approve the request to amend Section 11.24(m)(5) to allow indoor mini-storage facilities as a permitted use in the BSC district.

STATEMENT OF NEED:

All of the shopping centers currently have multiple vacant tenant spaces, particularly in the larger "anchor store" units. Staff is of the opinion that allowing indoor mini-storage facilities in the B-SC district would not be detrimental to the character of these districts or the other uses in the districts, and could be a good use of space in these large vacant buildings.

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 City Council of the City of Eden 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, 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 Zoning Ordinance is reasonable and in the public's best interest.

Minutes of the regular June 18, 2019 meeting of the City Council, City of Eden:

Approved and adopted and effective this 18th day of June, 2019.

CITY OF EDEN

Neville Hall, Mayor

Attest: Deanna Hunt, City Clerk

c. (1) Consideration of a zoning text amendment request and adoption of an Ordinance to amend Section 11.24(m) to allow mini-storage facilities and warehouses as permitted uses in the Business-Shopping Center district. ZONING CASE Z-19-07.

(2) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment request.

Mayor Hall declared the public hearing open and called on Ms. Stultz.

Ms. Stultz said the request was to build new storage facilities outside of an existing facility. Many facilities were allowed in BG, BH-1, BH-2, I-1, I-2 and IP-1 but currently warehouses were only allowed in BG. The request was to allow the facilities in Business Shopping Center. Business Shopping Center was a district with which there was a development plan approved by the Council some years prior. The aesthetics of the center were important. While she had no issue with the business in the community, she did not think it was conducive to the health and the City's ability to attract businesses to the rest of the buildings in the shopping center if they began to cluster mini-storage units around them. The Planning Board agreed with Ms. Stultz and they both recommended denial of the request.

Mayor Hall asked if anyone would like to speak in favor or opposition. He said they were the ones with exterior doors, which was the main difference.

Ms. Stultz replied yes, they would be built on an outparcel.

Council Member Burnette said the facility would not be in the shopping center parking lot but in the area around the shopping center.

Ms. Stultz replied it would be in the areas along the perimeter.

Mayor Hall said there were multiple other places the facilities could be built and not affect a shopping center's appeal.

As there was no further discussion, Mayor Hall declared the public hearing closed.

A motion was made by Council Member Burnette to deny the zoning text amendment request and adoption of an Ordinance to amend Section 11.24(m) to allow indoor mini-storage facilities and warehouses as permitted uses in the Business-Shopping Center district and to adopt a Resolution of a statement of consistency regarding the proposed map amendment request. Council Member Hampton seconded the motion. All members voted in favor of the motion. The motion carried.

A RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY REGARDING A PROPOSED AMENDMENT TO
THE CITY OF EDEN ZONING ORDINANCE
CASE NUMBER Z-19-07 TEXT AMENDMENT

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;

Minutes of the regular June 18, 2019 meeting of the City Council, City of Eden:

WHEREAS, the City of Eden Planning Board received a request for an amendment to the Zoning Ordinance to amend Section 11.24(m)(5) to allow mini-storage facilities and warehouses as permitted uses in the Business-Shopping Center district.

WHEREAS, On May 28, 2019, the City of Eden Planning Board voted to recommend that the City Council deny the requested text amendment.

STATEMENT OF NEED:

Allowing mini-storage facilities with outside access as a permitted use in the B-SC districts would not be compatible with the other uses in the districts and could be detrimental to the character of these districts. Allowing warehouses in the B-SC districts as a principal use by right would be detrimental to the shopping centers.

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 City Council of the City of Eden finds that the proposed amendment to the City of Eden Zoning Ordinance is not 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 Zoning Ordinance is not reasonable and is not in the public's best interest.

Approved and adopted and effective this 18th day of June, 2019.

CITY OF EDEN

Neville Hall, Mayor

Attest: Deanna Hunt, City Clerk

d. (1) Consideration of a zoning map amendment request and adoption of an Ordinance to rezone 2 vacant lots on the east side of Harrington Highway identified as PIN 7969-04-54-7315 and PIN 7969-04-54-7259 from Business Highway-2 to Residential-Suburban. This request was amended by the Planning Board to include additional properties. ZONING CASE Z-19-08.

(2) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment request as amended.

Mayor Hall declared the public hearing open and called on Ms. Stultz.

Ms. Stultz showed a map of the current zoning pattern for the area. In 1979 when the original ETJ was done, zoning districts were applied sometimes based on hopes, dreams and existing conditions. There used to be an appliance store across from a neighborhood. The area was primarily residential except for the counseling services at the edge of the map. The uses were all residential. Mr. Hampton requested rezoning for two lots to be Residential. They could not rezone just those two lots; therefore, they expanded the request to include the lots outlined in purple on the map. This left lot 7586 as it was. They

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did not believe there was development pressure at the time to warrant Business Highway 2 there since most of the parcels had an existing residence on them. Staff and the Planning Board recommended in favor of rezoning the properties.

Mayor Hall asked if there were any questions for Ms. Stultz and if anyone would like to speak in favor.

Ms. Stultz replied Mr. Hampton was a truck driver working out of the state or he would have been at the meeting.

Mayor Hall asked if anyone would like to speak in opposition. He pointed out that rezoning to Residential was more a restrictive district.

As there was no further discussion, Mayor Hall declared the public hearing closed.

A motion was made by Council Member Grogan to approve a zoning map amendment request and adopt an Ordinance to rezone 2 vacant lots on the east side of Harrington Highway identified as PIN 7969-04-54-7315 and PIN 7969-04-54-7259 and additional properties as amended by the Planning Board from Business Highway-2 to Residential-Suburban and to adopt a Resolution of a statement of consistency regarding the proposed map amendment request as amended. Council Member Carter seconded the motion. All members voted in favor of the motion. The motion carried.

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, the Zoning Ordinance of the City of Eden is hereby amended as follows:

Section 1 - Change from Business Highway-2 to Residential-Suburban the following tracts:

TRACT 1:

The following described property being 2 vacant lots on the east side of Harrington Highway and being identified by the Rockingham County Tax Dept. as PIN 7969-04-54-7315; Parcel No. 133441 and PIN 7969-04-54-7259; Parcel No. 133442:

BEGINNING at an iron in the south line of Tony Road marking the northwest corner of Lot 4 and the northeast corner of Lot 3 lands of Tony Mitchell Estate running thence with the line between Lots 3 and 4, South 29 deg. 30 min. East 200 feet to an iron; thence South 60 deg. 30 min. West 150 feet to a point in the public road; thence with public road North 29 deg. 30 min. West 200 feet to a point; thence with the south line of Tony Road, North 60 deg. 30 min. East passing over an iron in line at 20 feet and running a total distance of 150 feet to the Point of Beginning. Deed Reference: Book 755, page 779.

TRACT 2:

The following described property commonly known as 2491 Harrington Hwy and being further identified by the Rockingham County Tax Dept. as PIN 7969-04-54-6461 and Parcel Number 133438:

BEGINNING at an established iron pipe in the north line of N.C. Highway 700 at the southwest corner of the lands of Tony Mitchell Estate (see Map by W. T. Combs, C.E. dated October, 1952, in file 24, page 7, Rockingham County Mapping Department); thence with the West line of the Mitchell lands, North 29 deg. 30 min. West 64.36 feet to an established iron pipe; thence South 60 deg. 30 min. West 85.25 feet to a concrete monument; thence South 29 deg. 17 min. East 19.34 feet to an iron in the North line of N.C. Highway 700; thence with the North line with the said highway, North 88 deg. 19 min. East 96.47 feet to the POINT OF BEGINNING and containing 0.08 acres as per "Plat of Survey for Garland S. Edwards" by William S. May, Jr., R.L.S. dated January 24, 1989.

BEGINNING at an iron pipe in the east line of NCSR 1533 (Shady Grove Road) at the northwest corner of W. T. Combs III (Rockingham County Deed Book 755, page 779); thence with the north line of Combs, North 60 deg. 30 min. East 130.80 feet to an iron pipe in the west line of John Henry Mitchell Heirs; thence with John Henry Mitchell Heirs' west line, North 29 deg. 30 min. West 72.79 feet to an iron pipe in the south line of N. C. Highway 700; thence with the south line of N. C. Hwy 700, South 88 deg. 19 min. West 58.61 feet to an iron pipe; thence South 33 deg. 01 min. West 82.28 feet to a concrete monument; thence with the east line of Shady Grover Road, South 24 deg. 00 min. East 62.45 feet to the POINT OF

Minutes of the regular June 18, 2019 meeting of the City Council, City of Eden:

BEGINNING and containing 0.24 acres. This description is as per plat of survey for Garland S. Edwards by William S. May, Jr., R.L.S. dated January 24, 1989. Deed Reference: Book 943, page 2403.

TRACT 3:

The following described property commonly known as 109 Beddingfield Road and being further identified by the Rockingham County Tax Dept. as PIN 7969-04-64-2406 and Parcel Number 175797:

BEGINNING at top point of a planted stone on north side of old Leaksville-Madison Road marking corner between P. W. Ziglar and John Smith; thence with the North side of said road, South 56 deg. 10 min. West 98 feet to an iron marking common road front corner between Lots "B" and "C" as shown on map made by W. T. Combs, C.E., October 18-27, 1952, showing lands of Tony Mitchell Estate; thence with line between said lots, North 33 deg. 50 min. West 159.54 feet to an iron in South line of Tony Mitchell Estate property marking their common back corner; thence with South line of Tony Mitchell Estate property, North 56 deg. 15 min. East 128.72 feet to an iron in west line of old Suttanfield Place, now John Smith; thence with this line South 22 deg. 56 min. East 162.27 feet to the POINT OF BEGINNING. Containing 18,703 sq. ft., more or less, and being Lot No. C, as per above mentioned map. For title reference see Deed Book 367, page 176. Deed Reference: Book 1546, page 2977.

TRACT 4:

The following described property commonly known as 117 Beddingfield Road and being identified by the Rockingham County Tax Dept. as PIN 7969-04-64-1454 and Parcel Number 133474: Beginning at an iron on the north side of Old Leaksville-Madison Road, said beginning point being located S. 56 deg. 10 min. West 193 feet from a planted stone on north side of said road marking corner between P. W. Ziglar and John Smith, said beginning point being a common road front corner between Lots "A" and "B", as shown on map made showing lands of Tony Mitchell Estate by W. T. Combs, C.E., October 18-27, 1952; thence with line between said lots, North 33 deg. 50 min. West 159.68 feet to their common back corner in south line of Tony Mitchell Estate property; thence with this line, North 56 deg. 15 min. East 95 feet to an iron marking common back corner between Lots "B" and "C"; thence with line between said lots, South 33 deg. 50 min. East 159.54 feet to an iron marking their common corner in the north side of the old Leaksville-Madison Road; thence with North side of said road, South 56 deg. 10 min. West 95 feet to the POINT OF BEGINNING, and containing 15,163 sq. ft., and being Lot "B" as per above mentioned map. For title reference see Deed Book 367, page 176. Deed Reference: 442, page 275.

TRACT 5:

The following described property commonly known as 125 Beddingfield Road and being further identified by the Rockingham County Tax Dept. as PIN 7969-04-64-0347 and Parcel Number 133449:

BEGINNING at an iron marking the northeast corner of Shady Grove Church lot in Tony Mitchell Estate South line, said beginning point being the northwest corner of that property acquired by P. W. Ziglar as recorded in Deed Book 367, page 176; thence with South line of Tony Mitchell Estate lands, North 56 deg. 15 min. East 161.42 feet to an iron in said line; thence a new line through P. W. Ziglar property, South 33 deg. 50 min. East 159.68 feet to an iron on north side of old Leaksville-Madison Road; thence with north side of said road, South 56 deg. 10 min. West 172.6 feet to an iron in east line of Shady Grove Church lot; thence with east line of said lot, North 29 deg. 50 min. West 160.3 feet to the POINT OF BEGINNING, and containing 24,901 sq. ft., more or less. The same being shown as Lot A, on map made showing lands of Tony Mitchell Estate, made by W. T. Combs, C.E., October 18-27, 1952. See Deed Book 478, page 651 and Deed Book 438, page 432, Office of Register of Deeds of Rockingham County, N.C. See Deed Book 496, page 348. Deed Reference: Book 1042, page 1231.

TRACT 6:

Being all of the property commonly known as 143 Beddingfield Road and being identified by the Rockingham County Tax Dept. as PIN 7969-04-54-8253 and Parcel Number 133444.

TRACT 7:

Being that portion of Lot 7 of the Tony Mitchell Estate Lands as described in Deed Book 523, page 289 that is located on the south side of N. C. Highway 770 and being identified by the Rockingham County Tax Dept. as PIN 7969-04-64-1500 and Parcel Number 175799. Deed Reference: Book 1546, page 2977.

TRACT 8:

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The following described property commonly known as 7530 NC 770 and being identified by the Rockingham County Tax Dept. as PIN 7969-04-54-8482 and Parcel Number 133446: BEGINNING at a point in the southern margin of N.C. 770, said point being 132.5 feet, more or less, (as measured along the right-of-way line) from the intersection of the southern margin of N.C. 770 and the eastern margin of Harrington Highway and running thence along the southern margin of N.C. 770, East 270 feet, more or less, to a point in the western line of Lot 6 of the Tony Mitchell Estate; thence with said western line, South 35 deg. 45 min. East 65 feet, more or less, to a point in the northern line of Lot "A" of the former Tony Mitchell Estate; thence with the northern line of said Lot "A" and the Shady Grove Church lot, South 56 deg. 15 min. West 120 feet and South 57 deg. 49 min. West 277.28 feet, more or less, to a point in the eastern margin of Harrington Highway; thence Northwest 40 feet, more or less, along the eastern margin of Harrington Highway to appoint in the southern line of Lot 3 of the Tony Mitchell Estate; thence with said southern line, North 63 deg. 54 min. East 150.26 feet, more or less, to the southwestern corner of Lot 4, Tony Mitchell Estate; thence with the western line of said Lot 4, North 29 deg. 30 min. West 195 feet, more or less, to the Place and Point of Beginning, said parcel containing 0.88 acres, more or less, and including Lots 4 and 5 and a triangular "drive way" parcel as shown on map of subdivision Lands of Tony Mitchell Estate dated October 26-27, 1952, prepared by W. T. Combs, C.E. Deed Reference: Book 1102, page 303.

TRACT 9:

Being the 0.086-acre tract as shown on the Plat of Survey for Wanda T. Dyer by C. E. Robertson & Associates PLS dated January 12, 2006, a copy of said plat being recorded with the Deed recorded in Book 1357, page 2419. Being identified by the Rockingham County Tax Dept. as PIN 7969-04-64-0439 and Parcel No. 133450. Deed Reference: Book 1531, page 1082.

Section 2 - The Official Zoning Map of the City of Eden is hereby amended to conform with this Ordinance.

APPROVED, ADOPTED AND EFFECTIVE, this 18th day of June, 2019.

CITY OF EDEN

Neville Hall, Mayor

Attest: Deanna Hunt, City Clerk

A RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY REGARDING A PROPOSED AMENDMENT TO
THE CITY OF EDEN ZONING ORDINANCE CASE NUMBER Z-19-09 TEXT AMENDMENT

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, 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, the City of Eden Planning Board received a request for an amendment to the Zoning Ordinance as follows: To amend Section 11.29(a) to revise the definition for Mini-storage Facilities and to amend Sections 11.24(i)(1), 11.24(k)(1), 11.24(l)(1), 11.24(n)(1) and 11.24(n-1)(1) to list Mini-Storage as a permitted use.

WHEREAS, On May 28, 2019, the City of Eden Planning Board voted to recommend changes to the Zoning Ordinance as follows: To amend Section 11.29(a) to revise the definition for Mini-storage Facilities and to amend Sections 11.24(i)(1), 11.24(k)(1), 11.24(l)(1), 11.24(n)(1) and 11.24(n-1)(1) to list Mini-Storage as a permitted use.

STATEMENT OF NEED:

To amend Section 11.29(a) to revise the definition for Mini-storage Facilities and to amend Sections 11.24(i)(1), 11.24(k)(1), 11.24(l)(1), 11.24(n)(1) and 11.24(n-1)(1) to list Mini-Storage as a permitted use.

STATEMENT OF CONSISTENCY:

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

Minutes of the regular June 18, 2019 meeting of the City Council, City of Eden:

- 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 Zoning Ordinance is necessitated by changes to the North Carolina General Statutes.
- 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 Zoning Ordinance is reasonable and in the public interest.

Approved and adopted and effective this 18th day of June, 2019.

CITY OF EDEN

Neville Hall, Mayor

Attest: Deanna Hunt, City Clerk

- e. (1) Consideration of a zoning text amendment request and adoption of an Ordinance to amend Section 11.29(a) to revise the definition for Mini-Storage Facilities and to amend Section 11.24(h)(2) Business-Central to list Mini-Storage as a Conditional Use, and to amend Sections 11.24(i)(1) Business-General, 11.24(k)(1) Business Highway-1, 11.24(l)(1) Business Highway-2, 11.24(n)(1) Industrial-1 and 11.24 (n-1)(1) Industrial Park-1 to list Mini-Storage as a permitted use. ZONING CASE Z-19-09.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment.

Mayor Hall declared the public hearing open and called on Ms. Stultz.

Ms. Stultz said in order to make the City's ordinances consistent and know that they were dealing with the same use, staff proposed a change to one name with a definition of what mini-storage or self-storage facility was. The definition proposed was a facility which leased individual storage units with controlled access, such as rooms, lockers or other similar compartments, to tenants, usually on a short-term, often month-to-month basis, for storage of personal items. Typically such facilities had units which were accessed individually from the exterior, but may also include units which were accessed from an area inside the facility. Use of a vacant building for storage was not considered a self-storage facility, and may only be allowed in districts where storage or storage buildings are listed as a permitted use. Downtown, storage on the first floor or storage that could be seen from the street was specifically not allowed. They added districts and a definition to call it only one thing in every place in the ordinance. Staff and the Planning Board recommended in favor the text amendment.

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Council Member Burnette asked if they had removed self-storage from mini-storage.

Ms. Stultz replied no, but the units had been called mini warehouses, mini-storage and self-storage in different zoning districts but was all the same use. The first thing was to make sure there was only one name for it and that they had a definition of what it was.

Council Member Ellis asked if they changed the definition of what a mini-storage was.

Ms. Stultz replied they had no definition in the past.

Mayor Hall said they wanted to add a definition and asked if they would call it mini-storage or self-storage facility.

Ms. Stultz said they would call it mini-storage (self-storage facility) throughout the Zoning Ordinance.

Mayor Hall asked if the change was any more restrictive in any of the districts than before.

Ms. Stultz replied there were no extra restrictions, they only added the definition to differentiate between warehouses, a big industrial building with a distribution type operation, and self-storage of personal items.

Council Member Burnette said that in Business Central it would list mini-storage as a conditional use. He wanted to know what would be the process to qualify.

Ms. Stultz replied unfortunately the ordinance needed updating and conditional use would be a use that would be allowed under certain circumstances as a use by right.

Mayor Hall asked if anyone would like to speak in favor or opposition. As there was no further discussion, Mayor Hall declared the public hearing closed.

A motion was made by Council Member Hampton to approve a zoning text amendment request and adopt an Ordinance to amend Section 11.29(a) to revise the definition for Mini-Storage Facilities and to amend Section 11.24(h)(2) Business-Central to list Mini-Storage as a Conditional Use, and to amend Sections 11.24(i)(1) Business-General, 11.24(k)(1) Business Highway-1, 11.24(l)(1) Business Highway-2, 11.24(n)(1) Industrial-1 and 11.24 (n-1)(1) Industrial Park-1 to list Mini-Storage as a permitted use and to adopt a Resolution of a statement of consistency regarding the proposed text amendment request as amended. Council Member Moore seconded the motion. All members voted in favor of the motion. The motion carried.

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 11.29(a) Definitions of the Zoning Ordinance of the City of Eden is hereby amended by adding the following Definition:

(a) DEFINITIONS

Mini-Storage (Self-Storage Facility): A facility which leases individual storage units with controlled access, such as rooms, lockers, or other similar compartments, to tenants, usually on a short-term, often month-to-month basis, for storage of personal items. Typically such facilities have units which are accessed individually from the exterior, but may also include units which are accessed from an area inside the facility. Use of a vacant building for storage is NOT considered a self-storage facility, and may only be allowed in districts where “storage” or “storage buildings” are listed as a permitted use.

Minutes of the regular June 18, 2019 meeting of the City Council, City of Eden:

APPROVED, ADOPTED AND EFFECTIVE, this 18th day of June, 2019.

CITY OF EDEN

Mayor Neville Hall

Attest: Deanna Hunt, City Clerk

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(h)(2) Business-Central of the Zoning Ordinance of the City of Eden is hereby amended as follows:

(2) Conditional Uses

Replace the words “Mini-warehouses” with “Mini-Storage (Self Storage Facility)”

APPROVED, ADOPTED AND EFFECTIVE, this 18th day of June, 2019.

CITY OF EDEN

Mayor Neville Hall

Attest: Deanna Hunt, City Clerk

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(i)(1) Business-General of the Zoning Ordinance of the City of Eden is hereby amended as follows:

(1) Permitted Uses

Replace the words “Mini-warehouses” with “Mini-Storage (Self Storage Facility)”

APPROVED, ADOPTED AND EFFECTIVE, this 18th day of June, 2019.

CITY OF EDEN

Mayor Neville Hall

Attest: Deanna Hunt, City Clerk

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)(1) Business Highway-1 of the Zoning Ordinance of the City of Eden is hereby amended as follows:

(1) Permitted Uses

Replace the words “Mini-storage facilities” with “Mini-Storage (Self Storage Facility)”

APPROVED, ADOPTED AND EFFECTIVE, this 18th day of June, 2019.

CITY OF EDEN

Mayor Neville Hall

Attest: Deanna Hunt, City Clerk

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)(1) Business Highway-2 of the Zoning Ordinance of the City of Eden is hereby amended as follows:

(1) Permitted Uses

Replace the words “Mini-warehouses” with “Mini-Storage (Self Storage Facility)”

APPROVED, ADOPTED AND EFFECTIVE, this 18th day of June, 2019.

CITY OF EDEN

Minutes of the regular June 18, 2019 meeting of the City Council, City of Eden:

Mayor Neville Hall
Attest: Deanna Hunt, City Clerk

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(n)(1) Industrial-1 of the Zoning Ordinance of the City of Eden is hereby amended as follows:

(1) Permitted Uses

Replace the words “Mini-warehouses” with “Mini-Storage (Self Storage Facility)”

APPROVED, ADOPTED AND EFFECTIVE, this 18th day of June, 2019.

CITY OF EDEN
Mayor Neville Hall
Attest: Deanna Hunt, City Clerk

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(n-1)(1) Industrial Park-1 of the Zoning Ordinance of the City of Eden is hereby amended as follows:

(1) Permitted Uses

Replace the words “Mini-warehouses” with “Mini-Storage (Self Storage Facility)”

APPROVED, ADOPTED AND EFFECTIVE, this 18th day of June, 2019.

CITY OF EDEN
Mayor Neville Hall
Attest: Deanna Hunt, City Clerk

A RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY REGARDING A PROPOSED AMENDMENT TO THE CITY OF EDEN ZONING ORDINANCE CASE NUMBER Z-19-09 TEXT AMENDMENT

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 initiated a case to amend Section 11.29(a) to revise the definition for Mini-Storage and to amend Section 11.24(h)(2) Business-Central to allow Mini-Storage (Self-Storage Facility) as a Conditional Use and to amend Sections 11.24(i)(1) Business-General, 11.24(k)(1) Business Highway-1, 11.24(l)(1) Business Highway-2, 11.24(n)(1) Industrial-1 and 11.24(n-1)(1) Industrial Park-1 to replace Mini-warehouses and Mini-storage facilities with Mini-Storage (Self-Storage Facility) as a permitted use.

WHEREAS, On May 28, 2019, the City of Eden Planning Board voted to recommend to the City Council that the text amendment be approved.

STATEMENT OF NEED:

The need for self-storage facilities has grown in the last 10 years and the definitions for these facilities has evolved with the growth. In an effort to clarify the type of facilities that are allowed in the City of Eden zoning districts, the Planning Board wanted to provide a definition that would be used consistency through the Zoning Ordinance.

STATEMENT OF CONSISTENCY:

Minutes of the regular June 18, 2019 meeting of the City Council, City of Eden:

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 Zoning Ordinance 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 Zoning Ordinance is reasonable and in the public's best interest.

Approved and adopted and effective this 18th day of June, 2019.

CITY OF EDEN

Mayor Neville A. Hall

Attest: Deanna Hunt, City Clerk

- f. (1) Consideration of a zoning text amendment request and adoption of an Ordinance to amend Section 11.22(t)(1) General Provisions pertaining to the regulation and storage of Disabled Motor Vehicles. ZONING CASE Z-19-10.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment.

Mayor Hall declared the public hearing open and called on Ms. Stultz.

Ms. Stultz said in recent months, disabled vehicle had been added as a definition and a prohibition in the Zoning Ordinance in certain districts. At that time, they adopted the best verbiage that another community had used but a little after its adoption, Local Codes Administrator/GIS Coordinator Debra Madison brought it to attention that the wording needed to change. The current wording allowed for a junked vehicle in the backyard covered and the way they had disabled vehicles worded it allowed another junked vehicle beside the house without a cover. Ms. Stultz asked Council to do away with the inconsistency to make how they handled the vehicles consistent.

Mayor Hall asked if anyone had questions for Ms. Stultz. He said the amendment would close up an overlooked loophole.

Council Member Grogan asked if the cover was the issue.

Ms. Stultz replied a junked vehicle would have to be behind the house covered, inside a structure or gone.

Council Member Ellis asked Ms. Stultz to explain (a) "stored behind the front building line of the principal structure."

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Ms. Stultz replied in the existing text, a junked vehicle could not be in front of a house, but if someone had a carport just behind the front building line, one junked vehicle could be parked there uncovered. The proposed text would allow one junked vehicle parked behind the principal structure completely covered or in a building.

Council Member Ellis asked about the junked vehicles parked behind houses but not covered.

Ms. Stultz replied they were working on those. It was likely to be less costly to the City if they did those things as zoning violations related to a disabled vehicle. It could be a problem for a neighborhood that a wrecked vehicle could have a valid license on it. It slipped by Ms. Stultz that the junked vehicle needed to be in the backyard and covered.

Mayor Hall asked if anyone would like to speak in favor or opposition. As there was no further discussion, Mayor Hall declared the public hearing closed.

A motion was made by Council Member Burnette to approve a zoning text amendment request and adopt an Ordinance to amend Section 11.22(t)(1) General Provisions pertaining to the regulation and storage of Disabled Motor Vehicles and to adopt a Resolution of a statement of consistency regarding the proposed text amendment request as amended. Council Member Hampton seconded the motion. All members voted in favor of the motion. The motion carried.

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 11.22(t)(1) General Provisions of the Zoning Ordinance of the City of Eden is hereby amended to read as follows:

- (1) Residential Uses
 - a. One disabled vehicle is allowed on a lot with a single-family dwelling or duplex dwelling, provided the disabled vehicle is parked or stored behind the front building line of the principal structure.
 - b. Additional disabled vehicles on a single-family or duplex lot and any disabled vehicle parked or stored on a lot with any other residential use shall be located within a fully enclosed principal or accessory structure.

APPROVED, ADOPTED AND EFFECTIVE, this 18th day of June, 2019.

CITY OF EDEN

Mayor Neville Hall

Attest: Deanna Hunt, City Clerk

A RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY REGARDING A PROPOSED AMENDMENT TO THE CITY OF EDEN ZONING ORDINANCE CASE NUMBER Z-19-09 TEXT AMENDMENT

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 initiated a case to amend Section 11.22(t)(1) General Provisions pertaining to the regulation and storage of Disabled Motor Vehicles.

WHEREAS, On May 28, 2019, the City of Eden Planning Board voted to recommend to the City Council that the text amendment be approved.

Minutes of the regular June 18, 2019 meeting of the City Council, City of Eden:

STATEMENT OF NEED:

The previously adopted regulations pertaining to Disabled Motor Vehicles allowed the vehicles to be parked or stored behind the front building line of the principal structure. In order to make this regulation more consistent with other provisions relating to vehicles, the Planning Board initiated an action to provide that a Disabled Motor Vehicle must be parked behind the principal structure and completely covered by a suitable cover.

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 Zoning Ordinance 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 Zoning Ordinance is reasonable and in the public's best interest.

Approved and adopted and effective this 18th day of June, 2019.

CITY OF EDEN

Mayor Neville Hall

Attest: Deanna Hunt, City Clerk

- g. (1) Consideration of a zoning text amendment request and adoption of an Ordinance to amend Section 11.26(c)(3)(c)(17) Board of Adjustment to add Light Industrial Uses as a Special Use in the Business-Shopping Center districts. ZONING CASE Z-19-11.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment.

Mayor Hall declared the public hearing open and called on Ms. Stultz.

Ms. Stultz said as stated earlier, shopping centers across the nation and in Eden were suffering from vacancies and big box stores. They wanted to adaptively reuse the vacant spaces in order to keep the buildings in good repair for the sake of the community's health. Director of Economic Development Mike Dougherty came to her with the idea and they discussed it before taking it to the Planning Board. She felt they had some big box stores that could become Light Industrial Uses without changing the appearance and aesthetic of a shopping center. They decided to do it as a Special Use Permit to make sure it was something that both the zoning administrator and the Board of Adjustment felt like was compatible to where the applicant wanted to place it. They had set conditions such as all industrial operations and any associated uses shall be conducted indoors, no storage of any materials or equipment associated with the industrial operations shall be permitted outside or in any common area. They shall

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meet all other applicable requirements of the zoning district, including parking and signage, and only existing buildings may be utilized for industrial uses. The parking spaces were shared by all of the businesses and they would never allow a business to come that would use up all of the parking spaces so that retail locations did not have parking for their customers. Staff and the Planning Board recommended that the Council approve and adopt.

Council Member Epps asked if it included a garage.

Ms. Stultz replied it could be anything in the Light Industrial Uses. There were a lot of building code issues that could make a garage tricky so that was why they were careful to say the business would have to meet all of the other codes and requirements.

Council Member Burnette asked if the business would still have to get a permit if they met all of the conditions that she described.

Ms. Stultz replied yes, they would still have to come before the Board of Adjustment.

Council Member Burnette asked if Light Industrial was the same as I-1.

Ms. Stultz replied yes and IP-1 was Light Industrial. There were some uses under IP-1 that could be considered also.

Mayor Hall asked if anyone would like to speak in favor or opposition. As there was no further discussion, Mayor Hall declared the public hearing closed.

A motion was made by Council Member Carter to approve a zoning text amendment request and adopt an Ordinance to amend Section 11.26(c)(3)(c)(17) Board of Adjustment to add Light Industrial Uses as a Special Use in the Business-Shopping Center districts and to adopt a Resolution of a statement of consistency regarding the proposed text amendment. Council Member Burnette seconded the motion. The motion carried.

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 11.26(c)(3)(c)(17) Board of Adjustment is hereby amended by adding the following:

- (17) LIGHT INDUSTRIAL USES Light Industrial uses may be permitted as a special use in the Business-Shopping Center districts, provided all the following requirements of this section are met:
- (1) Only light industrial uses which can be located in close proximity to other uses in the district, and which will not create any smoke, fumes, noise, odor, dust or other hazardous or objectionable conditions which could be detrimental to the health, safety or general welfare of the community shall be considered as permitted uses.
 - (2) All industrial operations and any associated uses shall be conducted indoors.
 - (3) No industrial operations nor any storage of any materials or equipment associated with the industrial operations shall be permitted outside or in any common area outside of the industrial facility.
 - (4) All industrial uses shall meet all other applicable requirements of the zoning district, including parking and signage, and all applicable building code, fire code and occupancy requirements.
 - (5) Only existing buildings may be utilized for industrial uses.

The Board of Adjustment shall, prior to the issuance of a Special Use Permit for a light industrial use in the Business-Shopping Center district, find that such special use meets the following standards:

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In addition to any other requirements with respect to the Petition authorized by this section, the Petition shall set forth the following:

Light Industrial Uses may be permitted as a special use in the Business Shopping Center districts, provided all the following requirements of this section are met:

- (a) Only light industrial uses which can be located in close proximity to other uses in the district, and which will not create any smoke, fumes, noise, odor, dust or other hazardous or objectionable conditions which could be detrimental to the health, safety or general welfare of the community shall be considered as permitted uses.
- (b) All industrial operations and any associated uses shall be conducted indoors.
- (c) No industrial operations nor any storage of any materials or equipment associated with the industrial operations shall be permitted outside or in any common area outside of the industrial facility.
- (d) All industrial uses shall meet all other applicable requirements of the zoning district, including parking and signage, and all applicable building code, fire code and occupancy requirements.
- (e) Only existing buildings may be utilized for industrial uses.

APPROVED, ADOPTED AND EFFECTIVE, this 18th day of June, 2019.

CITY OF EDEN

Mayor Neville Hall

Attest: Deanna Hunt, City Clerk

A RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY REGARDING
A PROPOSED AMENDMENT TO THE CITY OF EDEN ZONING ORDINANCE
CASE NUMBER Z-19-11 TEXT AMENDMENT

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 initiated a case to amend Section 11.26(c)(3)(c)(17) Board of Adjustment to add Light Industrial Uses as a Special Use in the Business-Shopping Center district.

WHEREAS, On May 28, 2019, the City of Eden Planning Board voted to recommend to the City Council that the text amendment be approved.

STATEMENT OF NEED:

B-SC districts in town have seen a decline in occupancy in recent years. All of the shopping centers currently have multiple vacant tenant spaces, particularly in the larger "anchor store" units. Allowing light industrial facilities in the B-SC district could be a good use of some of these spaces, provided that the industrial uses can be operated in a clean, safe manner, which would not be disruptive or detrimental to the character of these districts or the other uses in the districts.

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.

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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 Zoning Ordinance 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 Zoning Ordinance is reasonable and in the public's best interest.

Approved and adopted and effective this 18th day of June, 2019.

CITY OF EDEN

Mayor Neville Hall

Attest: Deanna Hunt, City Clerk

h. Consideration of a request for local landmark designation for Rivermont located at 351 W. Meadow Road. LOCAL LANDMARK CASE HPCL-19-01.

Mayor Hall declared the public hearing open and called on Ms. Stultz.

Ms. Stultz said the property owner of Rivermont, the former Eggleston house, requested that his property be considered a local landmark. Eden had properties landmarked as historic and none of them were as historic. Rivermont was a large part of the fabric of the community and it was easily recognizable. One of the best things they could do was help preserve the outside of the property without involving themselves in the interior. Rivermont was started in 1935 and the property originally belonged to B. Frank Mebane. The property was locally significant. Staff and the Preservation Commission recommended approval of the application.

Mayor Hall asked if anyone had questions for Ms. Stultz.

Council Member Grogan asked if they talking about the outside of the house or the property.

Ms. Stultz replied the exterior of the home. The property could not retain its status as a landmark if changes were made to the exterior that destroyed its historic integrity.

Council Member Burnette asked who would monitor that.

Ms. Stultz replied the Planning Department.

Council Member Ellis asked how long had the current property owner lived here.

Mayor Hall replied it had been less than one year because the property was for sale not long ago.

Ms. Stultz replied there had been a couple of owners for short periods of time in recent years since the Ziglar family owned the property. The current owners were local and intended to live in Rivermont.

Mayor Hall asked if anyone would like to speak in favor or opposition. As there was no further discussion, Mayor Hall declared the public hearing closed.

Minutes of the regular June 18, 2019 meeting of the City Council, City of Eden:

A motion was made by Council Member Moore to approve a request for local landmark designation for Rivermont located at 351 W. Meadow Road. Council Member Epps seconded the motion. All members voted in favor of the motion. The motion carried.

Council Member Grogan said when the property was owned by Peggy Ziglar, Rivermont was used by the hospital for lodging for visiting physicians. Many of Eden's current physicians had stayed in the home when they were visiting the City.

AN ORDINANCE DESIGNATING RIVERMONT AT 351 W. MEADOW ROAD
TO BE A HISTORIC LANDMARK

BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, that, after the Eden Historic Preservation Commission and the City Council of the City of Eden having fully complied with all legal requirements, including publication of notices of public hearings and the holding of separate public hearings relative thereto, and the Eden Historic Preservation Commission having proposed the designation of Rivermont located at 351 W. Meadow Road as a Historic Landmark and the North Carolina Department of Cultural Resources State Historic Preservation Office having reviewed and commented on the request, the following described property is hereby designated to be a "Historic Landmark":

Section 1: Description of the property:

Being all of that property commonly known as 351 W. Meadow Road located on the north side of Meadow Road and identified by the Rockingham County Tax Dept. as PIN 7070-1673-9545 and Parcel ID #106623. Said property being more particularly described in the Deed recorded in Book 1556, page 2829, in the Office of the Register of Deeds for Rockingham County, N.C.

Section 2: Name of Owners: Sandra Kay Darnell and husband, Curtis H. Darnell, Jr.

Section 3: Rivermont was built in 1935-36 by Frank Letcher Eggleston, a prominent local businessman, and his wife on 16 acres on a hill overlooking the Smith River. Construction on the home was begun in 1935 under the direction of Danville, VA architect William Heard. The property was purchased from the Nelson family in 1933, and had originally belonged to B. Frank Mebane (grandson-in-law of Gov. John Motley Morehead). Mebane had built a log clubhouse on the property in the 1920's, which was used for social events.

The property is locally significant as a largely intact example of a large, stately Colonial Revival style home. The house is set well back of the road, and is accessed by a long circular drive lined with mature boxwoods. Originally there was a large riding ring for horses that were kept in stables on the property (no longer standing). The grounds were landscaped with 1,500 English boxwoods, as well as native shrubs and large trees.

The house is an elegant, painted brick, Colonial Revival style house with a two-story gable roofed center main block with flanking one-story wings. The five-bay wide main block has a full height porch topped by a balustrade, with six large columns which were imported from England. The front entrance has a paneled door with leaded glass sidelights. The main block has an exterior chimney on either end. The right wing houses the kitchen and servants area as well as a garage, and has a recessed arched loggia with smaller columns which were also imported from England. There is a two-car garage addition on the rear of this wing. The left side wing contains the family room and features a conservatory with a bellcast roof. The house is lit by eight-over-eight casement windows. The third floor once served as an enormous playroom. The house has gabled and hip roofs covered with slate shingles. Slate is also used for the walkways and patios.

The main block of the house contains the living areas on the first floor and bedrooms on the second floor. The living and dining rooms feature handmade Williamsburg style cornices. The entry hall features arched doorways and an elegant flying staircase. There are several fireplaces with original details. The family room has a wall of built-in bookcases. The interior doors are wide six-panel doors. Most of the original features of the home are intact, however the interior is not included in the designation.

Section 4: The waiting period set forth in Part 3C of Article 19 of Chapter 160A of the North Carolina General Statutes entitled, "Historic Districts and Landmarks," shall be observed prior to any demolition on the property.

Section 5: Filings and Notices of Ordinances: The Eden Historic Preservation Commission shall:

- (a) file this Ordinance in the Office of the Register of Deeds of Rockingham County, North Carolina;

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- (b) file a copy of this Ordinance with the Codes Inspector, City of Eden; and
- (c) notify the Tax Supervisor of the Rockingham County Tax Department of the adoption of this Ordinance.

APPROVED, ADOPTED AND EFFECTIVE, this 18th day of June, 2019.

CITY OF EDEN

Mayor Neville Hall

Attest: Deanna Hunt, City Clerk

- i. Consideration to adopt a Resolution for submittal of a formal application to the N.C. Department of Commerce and to appoint a Housing Selection Committee for the FY 2019 funding under Title I of the Housing and Community Development Act for housing, planning, infrastructure and economic development.

Mayor Hall declared the public hearing open and called on Ms. Stultz.

Ms. Stultz said it had been several years since the General Assembly allowed small communities in North Carolina to do housing projects with the Community Block Development Grant (CDBG) funds. For several years, there was nothing except infrastructure money. She was excited to say they were now considering housing again for low and moderate income persons. This was the second required public hearing before the application would be submitted in July. They proposed to request funding from the North Carolina Department of Commerce Neighborhood Revitalization Program for the City of Eden Community Development Draper Neighborhood Revitalization Housing Project. The purpose of the CDBG-NR grant program was:

- To benefit a residential area where at least 51 percent of the beneficiaries were low to moderate income as defined by the United States Department of Housing and Urban Development;
- To perform eligible activities;
- To minimize displacement; and
- Provide displacement assistance as necessary.

Last week, the Planning and Inspections Department sent out letters to 249 property owners who appeared through the GIS information to be owner-occupied houses. Rental houses were not eligible for the program. This was the first time they have ever applied for Community Development Block Grant Funding for this section of the community and she thought it was very important as all of the City's industrial property was in this area and there could be a possibility of further development with the Mega Park. They chose the original mill village on the north and south sides of Stadium Drive.

The range of housing activities covered by the CDBG-NR funds for the Neighborhood Revitalization included:

- Rehabilitation, including substantial rehabilitation and reconstruction, disposition, acquisition, demolition, clearance, relocation, and emergency repair.

She explained the City was seeking an amount in CDBG-NR funds not to exceed \$750,000 for the City of Eden Community Development Draper Neighborhood Revitalization Housing Project. The purpose of the City's request was to assist qualifying low to moderate income homeowners in the defined project area, Draper Neighborhood, to make critical home repairs. The funds would also be used to make much needed improvements to the streets and sidewalks in the Draper neighborhood on Front Street and New Street as defined on the project map.

There had been many requests from residents of Draper for the City to provide sidewalks and the grant would help to provide at least some small part of what they have asked for.

The City of Eden would appoint a Housing Selection Committee to advise City staff on the selection and prioritization of homes to be assisted. The Housing Selection Committee comprised of voting members provided the citizen participation opportunity for residents to contribute to the City's housing and neighborhood improvement plans.

If the City of Eden was awarded a CDBG - NR grant, they would be required to adhere to federal procurement requirements and other federal regulations which included:

- American with Disabilities Act/Section 504 Survey
- Davis-Bacon & Related Labor Acts
- Adoption/Submittal of a Citizen's Participation Plan
- Adoption/Submittal of an Equal Opportunity Plan
- Adoption/Submittal of a Fair Housing Plan
- Adoption/Submittal of a Language Access Plan
- Adoption/Submittal of a Relocation Assistance Plan
- Adoption/Submittal of a Section 3 Plan
- Excess Force Provision

The State of North Carolina required that if the City received CDBG grant funding, the City would certify that they would comply with the requirements of the general displacement and relocation policy for CDBG grant funding. The policy assisted low to moderate income people with costs associated with relocation or displacement, should such relocation become necessary due to the project activities. CDBG funds could be used for those costs, if necessary. No displacement and/or relocation was expected to occur as a result of the proposed CDBG grant activities.

In the past, the City applied for and received the following completed CDBG projects:

- Holland Street Rehabilitation, Stone Creek Apartments, Indian Hills Sewer Project, Harris Pointe, Rhode Island Mill

The City would submit its CDBG-NR application on July 17. Additional information was available from Ms. Stultz. Any complaints or grievances regarding the subject public hearing should be addressed to the City within 10 business days and a written response to the written complaints and/or grievances would be sent by the City within 10 business days, where practicable.

Ms. Stultz said of all the things she did in her career, housing conditions of the community was probably the one that got at her the most. She sincerely hoped the Council would adopt the Housing Selection Committee, recommend to submit the application, and pray the City received funding. If approved, the consultants they hired would go out in the proposed area house to house to try to talk to as many people as possible. Some people had called to say they did not want them on their property so those had been removed for the list. On June 25, the consultants would be in the Planning Department from 12 p.m. to 2 p.m. People were welcome to stop in or call with any questions.

Mayor Hall asked if they had a good response of participants.

Ms. Stultz replied many people were very interested and it touched her heart when someone would call to say they did not think they would qualify but to please contact one of their neighbors. It was great to see concern for others.

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Mayor Hall said the hearing was a part of the North Carolina Department of Commerce application process and they were not spending any City money. Ms. Stultz was trying to get a grant to help the citizens of Eden and appoint a committee.

Ms. Stultz replied correct, there was no City match.

Council Member Burnette asked if all of the plans that went along with the grant had to be submitted on July 17 or if they would wait until the grant was approved.

Ms. Stultz replied they had to submit houses that were interested in the project and some basics on them. They needed to know there were people willing to participate in the project. She knew there would be more people wanting to participate than they could help but it was a good start. The committee, when appointed and after approval, would get together and prioritize the applicants.

Council Member Grogan asked what the timeframe was for the project.

Ms. Stultz replied the applications were due in July but it would likely be January before she would hear anything. If approved, there would be a time of filling out forms so it might be a year before they could start helping people.

Council Member Grogan asked if an owner who rented their property could participate.

Ms. Stultz replied the property had to be owner occupied.

Council Member Burnette asked based on past performance, what the likelihood was of Eden receiving the funding.

Ms. Stultz felt it was extremely likely that Eden would receive the funding as the need was great.

Council Member Ellis thanked Ms. Stultz for recognizing the area's need and the importance of the improvement for the City.

Ms. Stultz replied it was the first time that type of grant was done in Ward 6 or Ward 7.

Mayor Hall asked if anyone would like to speak in favor or opposition. As there was no further discussion, Mayor Hall declared the public hearing closed.

A motion was made by Council Member Epps to adopt a Resolution for submittal of a formal application to the N.C. Department of Commerce and to appoint a Housing Selection Committee for the FY 2019 CDBG funding under Title I of the Housing and Community Development Act for housing, planning, infrastructure and economic development. Council Member Ellis seconded the motion. All members voted in favor of the motion. The motion carried.

RESOLUTION FOR THE CITY OF EDEN

APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FOR THE CITY OF EDEN COMMUNITY DEVELOPMENT DRAPER NEIGHBORHOOD REVITALIZATION HOUSING PROJECT

WHEREAS, the City Council of the City of Eden has previously indicated its desire to assist in housing and community development efforts within the City; and,

WHEREAS, the Council has held two public hearings concerning the proposed application for Community Development Block Grant funding to benefit the City of Eden Community Development Draper Neighborhood Revitalization Housing Project; and,

WHEREAS, the Council wishes the City to pursue a formal application for Community Development Block Grant funding to benefit the City of Eden Community Development Draper Neighborhood Revitalization Housing Project; and,

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WHEREAS, the Council certifies it will meet all federal regulatory and statutory requirements of the State of North Carolina Community Development Block Grant Program,

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Eden that the City is authorized to submit a formal application to the North Carolina Department of Commerce for approval of a Community Development Block Grant for the North Carolina Neighborhood Program to benefit the City of Eden Community Development Draper Neighborhood Revitalization Housing Project.

Adopted this the 18th day of June, 2019, in Eden, North Carolina.

CITY OF EDEN

Mayor Neville Hall

Attest: Deanna Hunt, City Clerk

- j. Consideration of a request and adoption of an Ordinance to close an unopened portion of French Street. CASE SC-19-01.

Mayor Hall declared the public hearing open and called on Ms. Stultz.

Ms. Stultz said the State provided a specific process to handle street closings. She referred to the map of French Street to show an unopened portion that went through a large parcel of land. She called it a paper street, meaning it had never been opened and it was not going to be opened. The property owners would like it closed so they could stop people from being on their property. All of the necessary utility companies were contacted and there were no conflicts from any of them that did respond. The street closing was not contrary to the public interest. No individual who owned property in the vicinity of the street was deprived of reasonable means of ingress and egress to that property because of the street closing. Staff and the Planning Board recommended the closing of the unopened portion of French Street.

Mayor Hall asked if anyone had any questions or would like to speak in favor or opposition. As there was no further discussion, Mayor Hall declared the public hearing closed.

A motion was made by Council Member Carter to adopt an Ordinance to close an unopened portion of French Street. Council Member Moore seconded the motion. All members voted in favor of the motion. The motion carried.

AN ORDINANCE AND ORDER TO CLOSE AN UNOPENED PORTION OF FRENCH STREET

WHEREAS, on the 1st day of May, 2019, J R Land Company, LLC filed a petition, by the terms of which they requested that an unopened portion of French Street be closed pursuant to the provisions of Chapter 13, Division 3 of the Eden City Code and North Carolina General Statutes §160A-299; and

WHEREAS, the City Council of the City of Eden, did on the 21st day of May, 2019, at its regular monthly meeting adopt a Resolution of Intent to Close An Unopened Portion of French Street calling for a public hearing to be held; and

WHEREAS, the City Council of the City of Eden, did on the 21st day of May, 2019, at its regular monthly meeting, schedule a public hearing to be held on the 18th day of June, 2019, and requested a recommendation of the Planning Board on said closing; and

WHEREAS, the required legal notice was published in the Eden News on the 26th day of May, 2019, and on the 2nd, 9th and 16th day of June, 2019, and copies were sent to the property owners as required by law on the 7th day of June, 2019, and copies were posted on the 7th day of June, 2019, as required by law; and

WHEREAS, the Planning Board in its regular meeting on May 28, 2019, recommended to the City Council that said unopened portion of French Street be closed; and

WHEREAS, the public hearing was held at the regular monthly meeting of the City Council on the 18th day of June, 2019; and

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WHEREAS, the evidence offered at the public hearing did not establish that the closing would be detrimental to the public interest or would deprive an individual or entity owning property in the vicinity thereof of reasonable means of ingress and regress to and from his property; and

WHEREAS, it appears to the satisfaction of and it is determined by the City Council of the City of Eden from the Petition and other evidence submitted at said hearing that:

J R Land Company, LLC is the owner of the property on each side of the portion of French Street which is to be closed.

That said French Street is not under the control or supervision of the Department of Transportation.

That the closing of a portion of French Street is not contrary to the public interest and that no individual or entity owning property in the vicinity thereof will thereby be deprived of reasonable means of ingress and regress to or from his property.

That upon the closing of an unopened portion of French Street, all right, title and interest therein shall be conclusively presumed to be vested in J R Land Company, LLC, the owner of the lot or parcel of land adjacent thereto.

That it appears that the provisions of the Eden City Code and the North Carolina General Statutes have been complied with fully in this matter.

That said unopened portion of French Street should be closed as requested.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Eden, that the following described portion of French Street in the City of Eden's Extraterritorial Jurisdiction be and the same is hereby closed, said portion of French Street being more particularly described as follows:

BEGINNING at an iron in the east right of way line Cascade Avenue, said iron marking the southwest corner of the Moir V. Bowman Estate property; thence with the south line of the Bowman property, North 85 deg. 35 min. East 883.40 feet to an iron in the north line of French Street, the POINT OF BEGINNING; thence with French Street, North 85 deg. 23 min. East 935.60 feet to an iron, South 4 deg. 27 min. 13 sec. East 1278.12 feet to an iron, and South 85 deg. 32 min. 47 sec. West 440.00 feet to an iron pipe set in the Northeast corner of property owned by Clarence Hale and wife, Lenora Hale (Deed Book 1417, page 2579); thence North 4 deg. 27 min. 13 sec. West 40 feet to the north line of French Street; thence with the north line of French Street, North 85 deg. 32 min. 47 sec. East to an iron pipe set at the point where French Street turns North; thence with the west right of way line of French Street, North 4 deg. 27 min. 13 sec. West 1198.18 to an iron pipe set where French Street turns west; thence with the South right of way of French Street, South 85 deg. 38 min. 23 sec. West 667.70 feet to an iron set; thence continuing with the South right of way line of French Street, South 85 deg. 38 min. 23 sec. West approximately 227.90 feet to a point; thence crossing the right of way of French Street 40 feet to the POINT OF BEGINNING.

IT IS FURTHER ORDERED that in the event there is no appeal from the adoption of this Ordinance and Order within thirty (30) days of the date hereof as provided by law, a certified copy of this Ordinance and Order shall be recorded in the Office of the Register of Deeds of Rockingham County, North Carolina.

APPROVED, ADOPTED AND EFFECTIVE, this 18th day of June, 2019.

CITY OF EDEN
Mayor Neville A. Hall
Attest: Deanna Hunt, City Clerk

REQUESTS AND PETITIONS OF CITIZENS:

There were no Requests and Petitions of Citizens at this time.

UNFINISHED BUSINESS:

- a. Consideration and approval for ballfield fencing maintenance at the Draper and Spray ballparks.

Mayor Hall called on Parks & Recreation Director Johnny Farmer.

Mr. Farmer said at the May meeting, he had presented replacing the fencing at the ballfields at Draper and Spray but Council had asked him to bring back another plan. Council had mentioned the option of painting the fences instead of replacing and Mr. Farmer had reevaluated the plan. He would plan to repaint the fences in next year's budget, taking money from the maintenance and repair line item. He wanted to clarify the reason he asked for the \$28,000 for new fencing in the last meeting was because the Strategic Planning Committee had some extra money and they wanted to spend money on something that would be long lasting. New fencing would last 20 to 25 years.

Council Member Burnette replied the reason the extra money was there was because a planned project did not happen. He wanted to clarify that when the fencing item was tabled, some Council Members did not realize that it would not go back to the Strategic Planning Commission. Since the Commission only met quarterly, there was not enough time and it was the end of the budget year.

Mayor Hall asked if Mr. Farmer was talking about performing the maintenance sometime in next year's budget.

Mr. Farmer replied in the 2019-20 budget year.

Mayor Hall said when the Strategic Planning Commission met next, if they were set on doing the project they could revisit it at that time. He wanted to make sure the Commission realized something different had been recommended.

A motion was made by Council Member Carter to approve the plan for ballfield fencing maintenance at the Draper and Spray ballparks. Council Member Epps seconded the motion. All members voted in favor of the motion. The motion carried.

b. Consideration and approval to amend the fee schedule for the Freedom Park Splash Pad.

Proposed Fee: Daily Rental Rate	\$2
Seasonal Pass (Splash Pad/Pool)	Residents \$40
	Non-Resident \$75
Seasonal Pass (Splash Pad)	Non-Resident \$55
Senior Citizens	No Charge
(55 and above)	
Children under 4	No Charge
2 Hour Rental	Resident \$80
	Non-Resident \$100

Mayor Hall called on Mr. Farmer.

Mr. Farmer said at the May meeting, the Freedom Park Splash Pad fee schedule was approved. Since then, he had been asked if the seasonal pass would cover the splash pad and Mill Avenue Pool. He discussed it with the City Manager and they both thought it was a good idea to have a multipurpose pass. He proposed the seasonal pass be good for the splash pad and Mill Avenue Pool. He wanted to keep the rates reasonable and would like to ask for a daily rate of \$2 each person residents and non-residents. Senior citizens and children under 4 years old would still have no charge for entry. The two-hour rental rate would remain the same.

Council Member Epps asked if there would be an all-day pass.

Mr. Farmer replied they would offer seasonal pass cards.

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Council Member Moore asked about the 150 people limit and if seasonal pass card holders would lose their spots inside if they left during the day.

Mr. Farmer said if the splash pad was at capacity, the seasonal card holder would have to wait until someone left to enter again.

Mayor Hall said he struggled with the resident and non-resident rate being equal until he thought that most of the people going to the splash pads were children, who did not have an ID, and the City wanted out-of-town visitors to use the splash pad. The splash pad could draw people to the park. By combining both facilities on a single pass, he thought they would sell more of those, which could help offset the loss from the daily rates being the same for residents and non-residents.

Council Member Ellis if there would be a family pass.

Mr. Farmer replied no, only individual passes.

Council Member Grogan said there was a lot of publicity from the May meeting.

Mr. Farmer replied that it had been a month and he received one phone call about the splash pad rate from a non-resident. He had heard about people being upset.

Council Member Burnette asked if was there a limit on the number of people for parties or if that was just normal capacity.

Mr. Farmer replied party capacity was still the 150. Most parties had less than 100 people.

Council Member Ellis asked if would there only be one party at a time.

Mr. Farmer replied yes, and the goal was to start with parties in the evenings. If someone requested to have a party before normal splash pad hours, they could possibly do a party 9:30 a.m. to 11:30 a.m. When they looked at other facilities in Greensboro and Burlington, they offered party times before normal hours as a way to earn extra revenue.

A motion was made by Council Member Epps to approve the amended fee schedule for the Freedom Park Splash Pad. Council Member Moore seconded the motion. All members voted in favor of the motion. The motion carried.

Council Member Epps said he appreciated Mr. Farmer being flexible as they worked to get the splash pad open.

c. Consideration of 2019 Boards and Commissions Appointments.

Mayor Hall called on Ms. Stultz.

Ms. Stultz said there were currently three vacancies on the Eden Strategic Planning Commission. The vacancies were for unexpired terms as a result of resignations from the Commission. The Commission would like to recommend Gerri Hunt to fill an unexpired term of 2019 – 2020, Houston Barrow to fill an unexpired term of 2019 – 2021 and Christy Hensley to fill an unexpired term of 2019.

Mayor Hall said he personally knew all three people and felt they would be assets to the Commission.

A motion was made by Council Member Ellis to appoint Gerri Hunt, Houston Barrow and Christy Hensley to the Eden Strategic Planning Commission. Council Member Epps seconded the motion. All members voted in favor of the motion. The motion carried.

NEW BUSINESS:

- a. Request to approve Positively Eden Strategic Plan funds for additional Wire Animal Public Art.

On May 3, 2019, the City of Eden Strategic Planning Commission approved the following wire animals to be funded in the 2019-20 fiscal year budget:

Squirrel (on a tree)	\$450
Hawk (hanging from a cable)	\$600
Female turkey	\$900
Male turkey	\$1,000
Total	\$2,950

Mayor Hall called on Coordinator of Tourism and Special Events Cindy Adams.

Ms. Adams said the first installment of wire animal art was very successful. Many people come to Grogan Park to see the animals and loved having their pictures taken with them. Several citizens asked if the City could add more wire animals to the park. Ms. Adams talked to the artist about animals that were native to the area and they came up with a squirrel that could be attached to a tree, a hawk in full flight hanging from a cable, a female turkey and a male turkey with a full fan. At the May 3 Strategic Planning Commission Meeting, additional wire animal art was approved unanimously, she would like to ask the Council to approve the additional art as well. The same artist, Josh Cote', out of Bakersville, would be producing the new animals as well.

Council Member Moore asked about the cost.

Ms. Adams replied the total for the four pieces would be \$2,950 that would come out of money already approved from the Strategic Planning Commission.

A motion was made by Council Member Carter to approve Positively Eden Strategic Plan funds for additional Wire Animal Public Art. Council Member Hampton seconded the motion. All members voted in favor of the motion. The motion carried.

REPORTS FROM STAFF:

- a. City Manager's Report.

Mr. Corcoran said each Council Member should have received a copy of the report. It was posted on the City's website the previous week and submitted to the Eden's Own Journal for publication. There were hard copies available for anyone wanting one. He would be happy to answer any questions.

Update on Freedom Park Splash Pad Opening, Ribbon Cutting & Admission Rates

The construction of the Freedom Park Splash Pad is moving along, and it is anticipated that the facility will be open to the public sometime later this month.

Regardless of the eventual opening date – the City of Eden will be holding a ribbon cutting at the new Freedom Park Splash Pad on Tuesday, July 9 beginning at 12:00 noon. There will be pizza and cake

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and the public is invited to attend. After the ribbon cutting ceremony, the Splash Pad will be open as regularly scheduled for that day.

On June 18, the City Council will consider an updated and final set of admission rates for the first year of operation. The proposed rates are as follows:

- Daily Admission: \$2.00 per person (Residents and Non-Residents)
(Under 4 and 55 and over are free)
- Annual Pass: \$40.00 per person (Residents) – Includes unlimited visits to **BOTH**
the Freedom Park Splash Pad and Mill Avenue Swimming Pool
- \$55.00 per person (Non-Residents) – Includes unlimited visits to
the Freedom Park Splash Pad
- \$75.00 per person (Non-Residents) – Includes unlimited visits to
BOTH the Freedom Park Splash Pad and Mill Avenue Swimming
Pool
- 2-Hour Rental: \$80 (Residents) and \$100 (Non-Residents)

The opening date for this facility will be announced and advertised once construction is completed. In the meantime, please mark your calendars now for our ribbon cutting ceremony on July 9 at 12:00 noon.

2019 Eden Citizens Academy

We are now accepting applications for the 2019 Citizens Academy. The Academy will be held on consecutive Thursdays from 5:30 to 7:30 p.m., beginning August 15 and running through October 10. A graduation ceremony will be held at the October 15 meeting of the Eden City Council.

The Academy is a free, nine-session interactive course designed to provide residents with an in-depth look into municipal government. It is open to all city and ETJ residents, city business or property owners, and anyone who works in the city. Applicants must be at least 18 years of age. Apply in Administration at Eden City Hall or online at <https://www.edennc.us/322/Citizens-Academy>. Class size is limited to 20 participants.

For more information, please contact Deanna Hunt, City Clerk at 336-623-2110, option 8, or dhunt@edennc.us.

Recycling Center Hours of Operation Have Been Expanded

Reminder that all recyclables can now be dropped off at our recycling center that is located at 123 Mebane Bridge road. The recyclables allowed consist of the following: plastic containers, mixed paper, used oil, batteries, cardboard, aluminum cans and tin cans. We DO NOT accept tires.

Our Mebane Bridge site has been renovated to better handle the recycling material and ease of access. In addition, the site now has longer hours of operation. The recycling center is now open from 9:00 a.m. to 6:00 p.m. Tuesday thru Sunday. The facility will be closed on Mondays and will be closed in observance of 11 holidays throughout the course of the year.

According to the NC Department of Environmental Quality, the City of Eden is only allowed to accept recycling material from Eden residents. As such, we will be furnishing a vehicle sticker to Eden

residents the first time they visit the site to drop off their recyclables. Once residency has been verified, a sticker will be given to the resident. The sticker must be displayed in the right rear of their vehicle. Each sticker will be numbered and assigned to that vehicle only. If a resident needs more than one sticker, for other vehicles they own, that vehicle must be driven to the site on a subsequent visit to the recycling center in order to be registered to receive a recycling sticker. For additional questions regarding recycling, please call 336-627-7781 ext. 103 or email Dusty Curry, Superintendent of Solid Waste at dcurry@edennc.us.

Eden Youth Council

Are you ready to serve? The City is currently accepting applications for the 2019-20 City of Eden Youth Council. Membership is open to individuals who live in the Morehead High School Attendance Zone (MHS, college, homeschool or private school students) and are between the ages of 14 and 20.

What can you expect?

- Service opportunities
- Develop leadership and professional skills
- Networking with civic leaders
- Coordinate opportunities for Eden youth
- Great experience to list on resumes and college applications

If you are interested in applying, you can get your application at Eden City Hall - Administration, or Morehead High School Student Affairs Office. For additional information, please contact Jennifer Woods at jwoods@edennc.us.

Economic & Tourism Development

770 Ventures (MillerCoors)

A Duke Energy Site Readiness process on this site took place in late May of 2019 at city offices. Representatives from a global site consultant group met with City, County, NCDOT and utility companies to discuss the assets of the former MillerCoors site. The purpose of this Duke Energy-funded process was to evaluate the site and provide recommendations to make it more marketable to potential tenants. The company selected to facilitate this process has experience with larger, water-intensive projects, which is what is needed for the site. A late June 2019 presentation on the process findings will be presented.

Update on SGRTEX

In the October 2018 City Manager's report there was an update concerning the closure of SGRTEX and the status of the \$750,000 in CDBG (Community Development Block Grant) funds from the NC Department of Commerce that was received for the benefit of SGRTEX. It was noted the City had received \$750,000 in CDBG (Community Development Block Grant) funds from the NC Department of Commerce ... "*for construction purposes and other rehabilitation of the building...*". The December 19, 2014 loan agreement with an expiration date of December 14, 2019 between the City of Eden and SGRTEX concerning these funds indicated that SGRTEX would not have to make any repayment of these funds if all of the terms and conditions of the loan agreement were complied with. However, in the event of noncompliance, SGRTEX would owe a pro-rated repayment amount.

On March 26, 2019, Mayor Hall received a letter from Iris C. Payne, Director, CDBG Programs for the NC Department of Commerce Rural Economic Development Division that stated SGRTEX would need

to repay the City \$300,000. This would allow us to then reimburse the state. I am pleased to report that the \$300,000 due to the City has now been received from property previously owned by SGRTEX and a check for the full \$300,000 dated May 31, 2019 was submitted to the state in fulfillment of the March 26, 2019 request and the December 19, 2014 loan agreement.

Finally, an offer to purchase the former SGRTEX facility has now been accepted by the financial institution holding the deed of trust on this facility. Once a judge approves the offer, the company can proceed to close on the site. The City and County economic development offices are working with the prospective new owners.

NC Rural Center Policy Luncheon

Randy Hunt, Main Street Manager and Mike Dougherty, Director of Economic Development attended this May 21 meeting that focused on three initiatives the NC Rural Center is advocating for in this year’s General Assembly long session. They include broadband, healthcare access and entrepreneurship support. The NC General Assembly is comprised as follows:

<u>Body</u>	<u>Total Seats</u>	<u>Republican</u>	<u>Democrat</u>
Senate	50	29	21
House	120	65	42

As the information indicates, the Republicans no longer hold a veto-proof majority. The urban/rural divide is illustrated by the 19 northeastern NC counties having 17 representatives in the General Assembly while Mecklenburg County has 17 representatives itself. Rural counties need to work together and show solidarity to compete with the increasing power of the urban areas.

Broadband

The goals are availability, affordability and adoption. \$98 million has been given to 19 rural counties to help make these areas more accessible to broadband. An additional \$15 million was approved by the House and is on its way to the Senate.

Healthcare Access

74 of 80 NC rural counties are considered “medical deserts” and seven rural hospitals are in jeopardy of closing. House Bill H655 is designed to help working families who are ineligible for Medicaid but are committed to healthy lifestyles. This bill was sponsored by two Republican legislators.

Small Business Development

Very small businesses (those with 10 employees or fewer) make up 75% of all rural NC establishments. While these firms have grown by 2% (2,393 businesses,) rural counties have lost 7% of businesses since 2005 (4,289 businesses.) An aging and declining workforce, underfunding of entrepreneurial education, lack of investment in and coordination among existing business support networks, deficient and outdated physical and digital infrastructure and access to capital are some of the reasons for this decline.

87% of private-sector jobs created in rural NC are formed by companies that are already located in the state or by homegrown entrepreneurs. The Rural Center is working with the General Assembly to address these issues that are causing business declines because these are the main source of new jobs.

Fitness Center

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A national fitness center company will submit construction plans for its Eden location to the City Planning and Inspections Department by the end of June. Construction should begin shortly after approval at Kingsway Plaza in Eden.

Lidl Building

The City and local commercial real estate brokers are awaiting a price for the facility from Lidl corporate. Several inquiries to purchase have been made since the announcement that the building would be sold.

Commercial companies hiring

More than fourteen local commercial companies are hiring including Sheetz, Elizabeth's Pizza, Food Lion and CVS. Visit www.NCWorks.com for more information on available jobs in Rockingham County. Here is how to navigate the site:

Click the **Obtain Labor Market Information** under **“Employers”** on the home page

Click on **Area Profile**

Click on Area Type: **County**

Click Area: **Rockingham**

You will see the companies hiring and jobs available.

UNC Rockingham Healthcare CEO Dana Weston—Most Admired

The Triad Business Journal held a contest for the Most Admired CEOs in the Piedmont Triad Region. UNC Rockingham Healthcare CEO Dana Weston was one of the twenty CEOs selected by their employees and associates. This talented young leader brought the former Morehead Memorial Hospital through bankruptcy and into the UNC Healthcare system. She is a sought after speaker who always presents Eden in the most positive, complimentary way possible. Dana is certainly to be admired and appreciated for all that she has done for Eden's largest employer. Congratulations Dana!

Bridge Street Parking Lot

The work to complete this project is near its end. A dedication sign has been erected. Forms for concrete pads were poured and benches were installed. The remaining landscaping work will exhaust a grant provided by the Home Savings Endowment.

Fieldcrest Public Space

This project is near completion. The corrugated sliding metal doors were mounted and painted with a protective silver coating and a damaged window has now been repaired. Look forward to a ribbon cutting ceremony being announced for some time this summer.

Efficiency, One and Two Bedroom Apartments Coming Soon to Historic Eden

Sections of 618 Washington Street and the Historic Former Smith and Lane building at 624 Washington Street are being converted into efficiencies, one and two bedroom apartments. The owner intends to make them affordable, offer free WIFI, and hot water (meaning the natural gas cost to heat the water will be included in the rent.) Efficiencies are being priced at \$675 with one bedrooms at \$825 and two bedrooms at \$925 per month. Convenient rear parking has just been developed by the City. Call 561-313-9309 for more information.

Eden Downtown Development Inc.

The board of directors met June 10 for their EDDI regular meeting. The design sub-committee project of custom painting downtown fire hydrants continues to review applications. A hydrant representing Roy Lichtenstein's "The Sunrise" was painted on Monroe Street. Several other designs have been approved. If you would like to participate, please contact Randy Hunt, Main Street Manager at rhunt@edemnc.us. The design sub-committee also approved funds to facilitate a new mural that will be painted off Fieldcrest Road in July. The Rockingham Entrepreneurial Assistance Program (REAP) has moved up its scheduled roll out to July. Susan Reagan, Director of RCC's Small Business Center is working closely with the County's Economic Development department and representatives of the City of Eden concerning this exciting program.

Youth Community Mural Project

A recent Wheaton College graduate community arts major will paint a mural in Draper as a public art project on Fieldcrest Road. The project will involve 5-6 young artists designing and painting a collage based on imagery from North Carolina, Eden and Draper (past and present). Projected dates for the work are June 17- July 5 with a minimal cost.

Get Fit Rockingham

The 2019 Get Fit Rockingham is officially under way. The groups' kick off one-mile fun run was held June 1, with about forty participating in Eden. Shirts, participation cards and pamphlets are available now for Eden residents at the Eden Chamber of Commerce.

Boulevard Merchants

The Merchants are planning another food truck rodeo October 5 in conjunction with a battle of the bands to be called Rocktoberfest. They have scheduled their next Cars and Crabs event for July 27. Mark these dates on your calendar now.

Historic Marker Walk Brochure

Final details for the historic marker walking brochure are being reviewed and will then be submitted to the printer for printing. We hope to have them available early summer.

Leaksville Commercial Shopping District

Southern Julip, a new women's clothing and accessory boutique will open at 711 Washington Street in July. The owner of 729 Washington Street has started building out the restaurant.

Monroe Street

The former Body Fit Fitness Therapy building was purchased last month. The new owners are considering converting it to retail space.

Pottery Festival

A huge thank you to everyone who came to our 17th Annual Piedmont Pottery Festival! Another thank you goes out to the First Presbyterian Church for allowing us to use their beautiful facility. The potters and visitors loved it! We look forward to seeing everyone again next year!

Oink & Ale

Please join us for our rescheduled Oink & Ale event on Saturday June 22 from 6:00 p.m. to 9:00 p.m. on Monroe Street in Historic Downtown Eden! There will be plenty of barbecue, brisket, beverages and other delicious foods plus a live concert by the very popular Cat5 Band! Make sure you bring your lawn chair and ID. Admission is FREE. See you there!

Shaggin' On Fieldcrest

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Mark your calendars for Saturday, July 20. Jim Quick & Coastline will join us once again for Shaggin' on Fieldcrest! The FREE concert begins at 7:00 p.m. on Fieldcrest Road in Downtown Draper. There will be food and beverages to purchase. Again, please bring your lawn chair and ID and be prepared to have a great time!

Matrimony Creek Nature Trail

Our new amenities for the Matrimony Creek Nature Trail will be installed over the next two weeks! The package includes a trailhead sign, kiosk, two information panels, benches and mile markers. Please look for an announcement coming soon with a date for our Dedication Ceremony. We hope everyone is out walking/jogging/biking and enjoying this beautiful trail along Matrimony Creek!

Karastan Mosaic Art Project

Artist Teresa Phillips is putting the finishing touches on our amazing Karastan Rug Mosaic that will be placed under the pavilion in Grogan Park. Thanks to all those who came out last week and helped her put in some of the tiles and being a part of this exciting project. We will be announcing an Unveiling Ceremony very soon. Stay tuned on our Explore Eden NC facebook page for additional details.

Eden Drive-In

It's EDEN DRIVE IN season! Take advantage of this rare and nostalgic treasure we have right here! You can find out what is playing every weekend at www.edendrivein.com.

Our State Magazine Video & Article

Our State Magazine videographers, photographers and other representatives were in Eden on May 22 to film a video for the magazine that will accompany a feature article on our City. It will feature our blue ways, trails, downtown, drive-in, and so much more of what makes Eden so unique and beautiful. Our launch date for the completed piece is set for June 22. The finished product will be placed on the magazine's website www.ourstate.com and will stay there for 12 months. Check it out!

Get Outside!

We hope all of you will take advantage of the many outdoor opportunities offered here in Eden this summer! We have two beautiful rivers to explore, nature trails to walk, jog or bike, Splash Pad, miniature golf, skateboard park, drive-in movie theatre, festivals, basketball courts, cruise-in's, outdoor concerts, ball tournaments, picnic shelters, parks, playgrounds, tennis courts, pools and MORE!!! In addition, the best part is that most of these are free or at little cost. Have Fun!

Newsletter

You can get information about upcoming local events by email through our monthly Explore Downtown newsletter. If you want to subscribe, please send your email address to godowntown@edennc.us

Engineering

Street Resurfacing Projects:

All of the street resurfacing projects for the 2018-19 budget year have been completed.

The pavement markings have been installed on the new parking lot at the Leaksville Landing so it is now complete.

The walking tracks at Freedom Park, Mill Avenue Recreation Center and the Bridge Street Recreation Center were all just recently resurfaced and are in great condition.

NCDOT State Resurfacing:

The roadway construction and resurfacing of NC14 from Cox Street to the Virginia State Line was completed this week. The permanent pavement markings are scheduled to be installed sometime in the next two weeks.

APAC/Thompson Arthur is currently working on the Rockingham Resurfacing schedule for NCDOT. Sections of Aiken Road, Summit Road, Friendly Road, Northridge Drive, Wilshire Drive, Lincoln Street, Short Union Street and Landfill Drive are scheduled to be resurfaced in conjunction with this project. ACCI is in the process of raising the manholes and water valves so please be aware of these structures and use extreme caution when traveling in these areas. The start date on the resurfacing has not been announced as of yet but should be coming up very soon.

Waterline Replacement Projects Update

Joyce Backhoe Service Inc. began cutting pavement across West Avenue just south of the intersection with Central Avenue on May 20, with a subcontractor cutting pavement along the west side of West Avenue for part of the route of the new water main. A wet tap was made two days later on the existing 6-inch diameter water main, with a short section of pipe installed to get just past the centerline of the street. Two 45-degree bends and a couple partial joints of pipe were installed the next day to get to the normal route for the new main at about 1.5 feet east of the concrete walk. Installation of the new 6-inch diameter ductile iron pipe was completed June 7 with the installation of a fire hydrant near 1023 West Avenue. Installation of about 120 feet of 2-inch diameter schedule 80 PVC water main was completed on June 11. A pay request in the amount of \$40,451 was received on June 11 for most of the work completed on the West Avenue waterline replacement project through the first week of June.

Citty's Plumbing and Pools, Inc. submitted their second pay request on June 7, showing \$22,006.04 due for work completed on the Jackson Street and W. Moore Street waterline replacement project. The pay request is being reviewed, and a revised sales tax report is needed. Additional maintenance work is to be done to several areas where the shoulder of the streets were disturbed.

A crew from Citty's Plumbing and Pools, Inc. is currently planning to return to Ridge Avenue on June 18 to cut and plug the old 2-inch diameter galvanized iron water main at the intersection with N. Hale Street. Doing so will require a short shutdown of water service to some residents in the surrounding area. The crew will then repair the two areas of pavement cut during the Ridge Avenue waterline replacement project.

Municipal Services

Repair of Storm Damage at 835 Bridge Street

The demolition of the culvert at 835 Bridge St. has now started. This culvert and surrounding areas were damaged previously from storms. We have set the I-beams in place that are supporting the sewer force main and we have removed the dirt and debris down to the top of the existing culvert. We are now in the process of removing the head walls and will be removing the culvert this week. On June 17, a crane will be on site and set up for use in the installation of the new box culvert. The new box culvert will be here first thing June 18 and the installation will take place on that day. Once this has been completed, we will start the process of backfilling back to the road level and working the slopes as we come up with the backfill. We then will seed and straw all areas that have been disturbed. We anticipate all of this work being completed by the end of this month.

Solid Waste ordinance 12-56, Yard Rubbish, Tires and Trash

According to the Solid Waste ordinance 12-56, Yard Rubbish, Tires and Trash:

- A. Trees, sections of tree trunks, tree stumps and tree limbs larger than those described in 12-57 (C) will not be collected by the city, and shall be removed from the premises by the owner.
- B. The city will not remove yard rubbish or trash from a vacant lot without the payment of appropriate fees.
- C. Tires will not be collected by the city, and shall be removed from the premises by the owner.
- D. Wooden pallets, discarded computer equipment and discarded televisions will not be collected by the city, and shall be removed from the premises by the owner.

12-57 Preparation for collection:

- A. Fine accumulations shall be placed for pickup at the curb but not in the street, and shall contain no rocks, masonry, and the like.
- B. Yard rubbish and trash, other than that described in subsection (C) and 12-58, shall be removed by the owner by placing it at curbside for pickup on established days. The collection schedule shall be kept on file in the Office of the City Clerk.
- C. Trees, sections of tree trunk, tree and shrubbery limbs placed at curbside for collection shall be no larger than the following.
 - a. Zero to four inches in diameter, maximum six-feet long;
 - b. Four to eight inches in diameter, maximum two-feet long.
- D. Loose-leaf collection shall be provided throughout the year. In order to be collected, leaves shall be raked to a point behind the curb where pickup will be made. Leaves and yard waste placed in plastic bags or other containers will not be picked up.

Parks & Recreation

Community Accents Program & Parks & Recreation Radio Program

Staff participated in the Community Accents Program with WLOE (Wonderful Land of Eden) radio on June 14 and will be participating in the same program on July 12. In addition, staff participated in the Parks & Recreation Radio Program with WLOE on May 22 and will be participating in the same program again on June 26 to update the public on our recreational program offerings during the months of June, July and August. We remain involved in these community outreach efforts in an effort to update residents about the programs being offered by our Parks & Recreation Department.

Be Healthy Rockingham County

Staff continues to be involved with Be Healthy Rockingham County initiative. They attended the Be Healthy Rockingham County meeting on June 12 and will attend the July 10 meeting as well.

Freedom Park Splash Pad & Bathhouse Update

VORTEX has completed construction of the Freedom Park Splash Pad and staff is being instructed on how to operate the Splash Pad features. Once the landscaping and fence is installed the facility will be ready to be opened. A ribbon cutting ceremony has been scheduled for Tuesday, July 9 beginning at 12:00 noon. The public is invited to attend.

Cirrus Construction continues working on the construction of the Splash Pad Bath House and all of the work has now been completed on the building except for punch list items. We are hopeful that all of these items will be completed by June 18.

An opening date will be announced in the near future.

Upcoming Sporting Tournaments @ Freedom Park

There is a Top Gun Softball Tournament at Freedom Park on June 29-30. In addition, there is a Freedom Sports Tournament at Freedom Park on July 6-7 and Eden will be hosting the North Carolina Dixie Youth Baseball Ozone State Tournament at Freedom Park on July 12-18.

Mill Avenue Swimming Pool

The Mill Avenue Swimming Pool opened for the 2019 season on Saturday, May 25 and will remain open through the Labor Day weekend in September.

Summer Day Camp

The summer day camp program started at the Bridge Street Recreation Center on June 4 and will run through August 9. For additional information, please contact Georgette Spence at gspence@edennc.us

Concert In The Park/Cruise-In @ Freedom Park

A Concert in the Park/Cruise-In was held at Freedom Park on May 25. The next Concert in the Park/Cruise-In will take place at Freedom Park on June 29.

Freedom Park Putt-Putt Course

A putt-putt course has been installed at Freedom Park and is available to the public Monday – Sunday from 4:00 p.m. – 8:00 p.m.. The cost is \$2.00 per round.

Planning & Inspections

Code Enforcement

161 notices have been mailed by certified mail and first class mail that affect the following number of properties: 47 for high grass, 2 for high grass and disabled vehicles, 4 for high grass and junk storage, 8 for junk storage and disabled vehicles, 3 for junk storage, 4 for disabled vehicles and 2 for violation of Non-Residential Maintenance Standards.

Collections

\$5,475 has been received for payment of the demolition of 1013 First Street. Also, approximately \$50,000 has now been sent to the Rockingham County Tax Department for collection as per the tax bills.

GIS

We have provided maps for Economic Development projects as requested. The Planning and Inspections Department and Finance Department continue to work together on locating water meters. A map and an address book was prepared and given to staff to help train new personnel on the streets located inside the City Limits.

Highway #14 Intersection Improvements

Kelly Stultz, Director of Planning and Inspections has been notified by a representative with the NC Department of Transportation (NCDOT) that they are recommending alternate 1. This recommendation was based upon engineering expertise and various meetings with citizens, members of City Council and staff. This will create a Super Street. We have spoken with them in the past about pedestrian accommodations. They estimate sidewalks to cost +/- \$284,000 and the city's match would be approximately \$57,000. We would also need to take ownership of what they are calling Buckingham Lane and CVS Road. Staff attended a recent meeting and it does appear that NCDOT is willing to

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include the bike/ped improvements. However, the City will have to pay matching funds for the bike/ped improvements.

Local Landmark Report

We recently received an application for local landmark designation for Rivermont, located at 351 W. Meadow Road. We prepared the necessary case report and this report/request was approved by the Historic Preservation Commission in May. It has now been sent to the State Historic Preservation Office (SHPO) for review.

Stadium Drive Sidewalk

We plan to send out the Request for Qualifications (RFQ) as soon as we get approval to proceed from the North Carolina Department of Transportation (NCDOT).

Police

Duke Energy Storm Resiliency Grant

The Eden Police Department has applied for a Duke Energy Storm Resiliency grant. This will provide a backup radio system for the police department and fire department, as well as a mobile command center. The radios are utilizing the public works radio system for infrastructure. We will be applying for a \$49,000 grant to cover the cost of the radios and mobile command center. The command center will be a 28-30 foot enclosed trailer outfitted with the necessities to maintain command of city operations during an emergency or natural disaster. We should hear the status of the grant request by August 31, 2019.

Secured Evidence Storage Lot – Update

The new secured evidence storage lot that is located adjacent to the Police Department entrance at the Eden Municipal Building was completed on Friday, June 7. We were able to move the vehicles stored in the sally port to the new lot that same day. The sally port is now operational again, which ensures the safety of our officers during prisoner transport to and from the police department.

Stand Against Litter

The Eden Police Department continues to post a Public Service Announcement on the Eden Police Department's Facebook page asking citizens to Stand Against Litter as part of the countywide campaign to aggressively enforce littering and illegal dumping violations. We will continue to replay the announcement each month and we are aggressively enforcing littering and illegal dumping statutes.

Summer Reassignments – School Resource Officers

Now that school is out for the summer, our School Resource Officers have been reassigned to patrol squads for the summer. The reassignment allows for an additional officer on each squad and it helps to increase visibility and response time during the summer months.

Eden Police Department Facebook Page

The Eden Police Department continues to encourage the citizens of our community to utilize the Eden Police Department's Facebook page for updates and information concerning our community, as well as Crimestoppers, to provide anonymous information concerning illegal activity in an effort to keep our community safe.

Public Utilities

Area Wide Optimization Program Award – Robert A. Harris Water Filtration Plant

Since 1998, the United States Environmental Protection Agency has developed several new regulations to help reduce the risk of biological contamination while limiting the risk from disinfecting chemicals and their byproducts. The Area Wide Optimization Program (AWOP) was developed to help water systems meet regulations that are more stringent and achieve higher levels of water quality. Achieving this goal means that the water's turbidity levels were less than one third of the allowable limits 95 percent of the time. Turbidity is a measure of the cloudiness or haziness of water caused by individual particles that can interfere with disinfection and provide a medium for microbial growth. Microbes are microscopic particles that occur naturally, but can potentially include harmful bacteria and viruses. Target turbidity levels are 0.1 ntu (nephelometric turbidity unit), well below the regulatory limit of 0.3 ntu. Water treatment plants that consistently attain such a low level of turbidity achieve significant water quality benefits by removing particles that may harbor microbial contaminants.

AWOP Awards are given each year to water systems that demonstrate outstanding turbidity removal, a key test of drinking water quality. While all drinking water systems have to meet strict state and federal drinking water standards, the systems that achieve this award met performance goals that are significantly more stringent.

The Robert A. Harris Water Filtration Plant has participated in AWOP since 2005 and recently received one of the state's highest honors in water treatment, The Area Wide Optimization Award for 2018. **This is the tenth award and the seventh straight year of achieving this recognition.** Of the 150 surface water systems in the state only 57 received the award. Mr. Eric Hudson, North Carolina Regional Engineer with the Public Water Supply Section within the North Carolina Department of Environmental Quality, presented the award to Dena Reid, Superintendent of Water Filtration on June 13 at the North Carolina Water Operators Association meeting that was held in King, NC.

EPA AOC and Mandatory Projects to Stop Sewer System Overflows - Update

At this time, we are on schedule for our projects and our documentation submittals to the EPA and NC Water Infrastructure for our grant and loan funding. The Mebane Bridge digestion improvements project has received all of the necessary approvals and the contractor will begin construction of this project in the near future. This is the first of the remediation projects and opens the door for the city to begin drawing reimbursements from grant and loan funding for engineering work completed to date. The remaining projects of the remediation plan will bid in sequence between June and September. All projects in the remediation plan should be approved and ready to begin by January 1, 2020.

Southern Virginia Mega Site at Berry Hill

Haymes Brothers Inc. of Chatham, VA won the bid to install the City of Eden water line to the VA state line. They were the lowest of the three firms who bid on the project. This line will provide most of the water to this industrial park. The bid was roughly \$1.5 million under the engineering firm estimate for the construction portion of this project. Haymes Brothers is currently extending the City of Eden sewer line from the VA state line to the Mega Park. We hope to have this project underway by July with construction expected to take about 18 months to complete.

b. Freedom Park Splash Pad Update.

Mayor Hall called on Mr. Farmer.

Mr. Farmer showed a PowerPoint presentation with photos detailing the Freedom Park Splash Pad. He said the construction crew had started grading and the 8-foot wrought iron fence was installed. They were putting large river rock and mulch around the fence which would not require much maintenance. If the weather permitted, he hoped to open the splash pad in the next week. The drink coolers were

installed in the building and colorful tables, chairs and umbrellas were being set up in the space. In the bathhouse building, people would be able to buy drinks and snacks. There was a shelter in the sitting area around the splash pad for those who wanted to sit in the shade. On July 9, at noon, a ribbon cutting ceremony would be held for the Freedom Park Splash Pad with pizza, cake and drinks. Splash pad admission would be free from noon until 2 p.m. that day. Invitations were sent out to all elected officials and Parks & Recreation people throughout the County. They invited Senator Berger's office, who were instrumental in getting the grant from the Department of Cultural Affairs. Many people had worked very hard on the project and he was glad to play a part in it.

Council Member Epps said he had been by the splash pad during the construction phase. He was fortunate to have gone by when the sprinklers were going. It was impressive.

Council Member Grogan said the City workers that were there when she went by had a lot of pride in what they were doing. They were also generous with their time to show her around the facility.

Mr. Farmer thanked the Council for pursuing the project.

Mayor Hall thanked Mr. Farmer for the update and all that he and the staff did to get the splash pad. He knew the citizens were excited about it.

CONSENT AGENDA:

- a. Approval and adoption of the May 21, 2019 minutes.
- b. Consideration and approval to write off uncollectible Water and Sewer accounts.

City Attorney Erin Gilley and Director of Finance and Personnel Tammie McMichael wrote that after review of the accounts, it was evident they were legally uncollectible. Based upon that and upon recommendation of the City's accountant Judy Rouse, they were requesting that the amounts be written off so they would no longer show as delinquent accounts receivable. Continuing to include such amounts in the financial records of the City could result in a distorted aged trial balance: The list included W&S Accounts older than 10 years, no Social Security Numbers, or less than \$50, for a total of \$5,779.79. The accounts did not have sufficient evidence for filing a legal claim. It was staff's recommendation that the removal of the accounts would more accurately reflect the amounts that were actually due and collectible by the City.

- c. Consideration and approval to award a contract to purchase the Eden Fire Training Facility building material system.

Chief Underwood wrote in a memo that he was recommending the City purchase the Battalion Chief Fire training facility materials from Fire Facilities Inc. The Fire Training Facility was discussed at the Council Retreat in February and was put in the FY 19-20 budget. NCGS § 129 (e) 6 provides an exception to the requirements of the state bidding requirements for purchases when performance or price competition for a product were not available or when a needed product was available only from one source of supply. Fire Facilities, Inc. was the sole source supplier of the building material system for the building. The building material was chosen because it would meet the City's needs to conduct training to meet the standards and the particular building material was a better quality material that should last longer than other types of buildings currently on the market. Chief Underwood attached a letter from the vendor that verified that Fire Facilities, Inc. was the sole source supplier of Wesco Steel Fire Training Towers and Westec Insulation Systems. The system was patented and provided the industry's only 15-year limited warranty for burn rooms. The system would withstand continuous burn room temperatures of 1850 degrees F and extend the life of the burn room and eliminate ongoing maintenance. The cost was \$178,136 and included shipping.

- d. Consideration and approval to accept a bid to construct the Eden Fire Training Facility building and the concrete pad and foundation.

Minutes of the regular June 18, 2019 meeting of the City Council, City of Eden:

Chief Underwood wrote in a memo that four bids for the construction of the training facility, along with the foundation and concrete pad were received: J. Reed Constructors, Inc. \$156,750; Berriochoa Construction Inc. \$165,187; Harty Construction Inc. \$206,225; and G&G Builders, Inc. \$219,062. He spoke with two local constructions companies, Cirrus and Osborne, and they both declined to bid because of the building being considered specialty construction. He recommended the City accept the bid from J. Reed Constructors, Inc.

e. Consideration and approval of Pyrotechnics Permit for July 4th fireworks display.

A copy of the permit is on file in the City Clerk’s Office.

f. Approval and adoption of Budget Amendment #6.

Assistant Director of Finance Amy Winn wrote in a memo that Rockingham County agreed to pay a portion of the amount to purchase the Duke Energy (Hopkins) property. The budget amendment allocated proceeds from Rockingham County for their portion of the cost of the property as well as appropriating Leachate revenue that was above the budgeted amount anticipated for the City’s portion of the cost.

	Account #	From	To	Amount
Water & Sewer Revenues				
W/S Sewer Charges	30-3363-51300	\$ 5,321,300.00	\$ 6,084,900.00	\$ 763,600.00
Reimb from Rock Co - Land Purchase	30-3839-92000	\$ -	\$ 750,000.00	\$ 750,000.00
				<u>\$ 1,513,600.00</u>
Water & Sewer Expenditures				
W/S Land Purchase	30-8130-60000	\$ -	\$ 1,513,600.00	<u>\$ 1,513,600.00</u>

Appropriates leachate revenue and the reimbursement from Rockingham County for purchase of Duke Energy property.

Adopted and effective this 18th day of June, 2019.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor

g. Approval and adoption of Budget Amendment #7.

Ms. Winn wrote in a memo that during the budget process for FY 18-19, the City had not yet received the outcome of the NCDCCR grant that the City applied for to construct a splash pad at Freedom Park; therefore, the City appropriated loan proceeds of \$500,000 for the project. The City did receive the grant for \$500,000 to cover the cost of the Splash Pad. Council voted in October 2018 to proceed with the construction of the Splash Pad Bath House, Showers, Restrooms and Concession Facility which would be funded by loan proceeds of \$300,000. The attached budget amendment allocated grant proceeds from North Carolina Department of Natural and Cultural Resources for the Splash Pad at Freedom Park and also appropriated the loan proceeds to be used for the Bath House, Showers, Restrooms and Concession Facility.

	Account #	From	To	Amount
General Fund Revenues				
Splash Pad Grant	10-3812-48800	\$ -	\$ 500,000.00	\$ 500,000.00
Loan Proceeds	10-3850-86000	\$ 1,555,800.00	\$ 1,355,800.00	\$ (200,000.00)
				<u>\$ 300,000.00</u>
General Fund Expenditures				
Recreation C/O Land Improvements	10-6120-52000	\$ 585,000.00	\$ 885,000.00	<u>\$ 300,000.00</u>

Appropriates grant funds for the Splash Pad at Freedom Park.

Adopted and effective this 18th day of June, 2019.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor

h. Approval and adoption of Budget Amendment #8.

Minutes of the regular June 18, 2019 meeting of the City Council, City of Eden:

Ms. Winn wrote in a memo that the budget amendment allocated proceeds from a NC Community Foundation grant. The grant was for the renovation of the Bridge Street Municipal Parking Lot. The amendment increased the NC Community Foundation Grant and Special Appropriations – Downtown Parking Lot Leaksville line items.

	Account #	From	To	Amount
General Fund Revenues				
NC Community Foundation Grant	10-3350-00960	\$ -	\$ 7,400.00	<u>\$ 7,400.00</u>
General Fund Expenditures				
Downtown Parking - Leaksville	10-9920-69874	\$ -	\$ 7,400.00	<u>\$ 7,400.00</u>

Appropriates NC Community Foundation grant funds for Leaksville Downtown Parking.

Adopted and effective this 18th day of June, 2019.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor

i. Approval and adoption of Budget Amendment #9.

Ms. Winn wrote in a memo that the budget amendment allocated proceeds from the foreclosure on property owned by SGRTEX. The proceeds from the sale were remitted to the State for a portion of the Building Reuse grant received by SGRTEX because they were unable to meet the terms of the grant agreement in the fourth year.

	Account #	From	To	Amount
General Fund Revenues				
SGRTEX Foreclosure Sale	10-3491-87000	\$ -	\$ 300,000.00	<u>\$ 300,000.00</u>
General Fund Expenditures				
Building Reuse Grant Repayment	10-9920-71003	\$ -	\$ 300,000.00	<u>\$ 300,000.00</u>

Appropriates proceeds from the sale of SGRTEX property.

Adopted and effective this 18th day of June, 2019.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor

j. Approval and adoption of Budget Amendment #10.

Ms. Winn wrote in a memo that at June 30, 2018, there was a fund balance in the Self-Insurance fund in the amount of \$198,814. The City projected that claims for the year may exceed the budgeted amount; however, it was only a projection based on past experience. Since the amount could fluctuate with an increase or decrease based solely on claims, the budget amendment appropriated the entire fund balance to cover the projected excess of claims over the budgeted amount. Any amount not used would automatically return to fund balance.

	Account #	From	To	Amount
Self-Insurance Fund Revenues				
Fund Balance Appropriated	15-3391-9910	\$ -	\$ 198,800.00	<u>\$ 198,800.00</u>
Self-Insurance Fund Expenditures				
Insurance Claims	15-4145-30000	\$ 2,530,900.00	\$ 2,729,700.00	<u>\$ 198,800.00</u>

Appropriates fund balance @ 6/30/18 to cover claims for FY 18-19.

Adopted and effective this 18th day of June, 2019.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor

Minutes of the regular June 18, 2019 meeting of the City Council, City of Eden:

k. Approval and adoption of Budget Amendment #11.

Ms. Winn wrote in a memo that the budget amendment increased the General Fund Police Security revenue line item and increased the Police Department’s Police Security expenditure line item to reflect the additional revenue received from police security charges.

	Account #	From	To	Amount
General Fund Revenues				
Police Security	10-3431-41100	\$ 40,000.00	\$ 71,000.00	<u>\$ 31,000.00</u>
General Fund Expenditures				
Police Security	10-4310-12500	\$ 40,000.00	\$ 71,000.00	<u>\$ 31,000.00</u>

Appropriates additional revenue generated by police security.

Adopted and effective this 18th day of June, 2019.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor

l. Approval and adoption of Budget Amendment #12.

Ms. Winn wrote in a memo that as of May 31, 2019, \$3,654,759.41 had been spent from the Eden pay-as-you-go funding in the EPA/AOC Sewer project fund that would be reimbursed from the NC Connect Bond funds. The City also estimated another \$500,000 expenditures in June 2019. The City anticipated submitting a reimbursement for the funds by June 30, 2019 but it was dependent on the engineering firm preparing it for the City. Since the City was so close to the year end, it was recommended for a budget amendment to transfer another \$1,000,000 from the Water & Sewer Fund fund balance to the EPA/AOC Sewer project fund as a loan to cover the pay-as-you-go expenditures in the event that the reimbursement was not submitted by June 30, 2019. If the request was submitted by June 30, we will not make the transfer. If the request is not submitted until FY 2019-2020, this amount along with the amount transferred in FY 2017-2018 will be transferred back to the Water & Sewer Fund fund balance once the reimbursement is received.

	Account #	From	To	Amount
Water & Sewer Revenues				
Fund Balance Appropriated	30-3991-99100	\$ 500,000.00	\$ 1,500,000.00	<u>\$ 1,000,000.00</u>
Water & Sewer Expenditures				
Loan - to EPA/AOC Project Fund	30-9920-98300	\$ -	\$ 1,000,000.00	<u>\$ 1,000,000.00</u>
EPA/AOC Project Fund Revenues				
Loan from W/S Fund	33-3988-98400	\$ 1,000,000.00	\$ 2,000,000.00	<u>\$ 1,000,000.00</u>
EPA/AOC Project Fund Expenditures				
W/S Loan Repayment	33-8130-60000	\$ 1,000,000.00	\$ 2,000,000.00	<u>\$ 1,000,000.00</u>

Appropriates fund balance from Water & Sewer fund to EPA/AOC Project fund.

Adopted and effective this 18th day of June, 2019.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor

m. Approval and adoption of Budget Amendment #13.

Ms. Winn wrote in a memo that the attached budget amendment allocated the final reimbursement from Duke Energy for the Bromide Project at the Water Filtration Plant. The amendment allocated the amount to the W/S Contingency line item.

Minutes of the regular June 18, 2019 meeting of the City Council, City of Eden:

	Account #	From	To	Amount
Water & Sewer Revenues				
Duke Energy Reimbursement	30-3831-60000	\$ -	\$ 145,000.00	<u>\$ 145,000.00</u>
Water & Sewer Expenditures				
W/S Contingency	30-9990-99100	\$ -	\$ 145,000.00	<u>\$ 145,000.00</u>

Appropriates revenue received from Duke Energy for reimbursement on the Bromide Project.

Adopted and effective this 18th day of June, 2019.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor

n. Approval and adoption of Budget Amendment #14.

Ms. Winn wrote in a memo that the budget amendment appropriated funds to cover the expenses of a pergola and Christmas decorations for Grogan Park. There was a \$200 donation in FY 2018-2019 and the remaining amount would come for Fund Balance – Reserved for Grogan Park.

	Account #	From	To	Amount
General Fund Revenues				
Grogan Park Donations	10-3350-00900	\$ -	\$ 200.00	\$ 200.00
Fund Balance Approp - Grogan Park	10-3991-99500	\$ -	\$ 1,100.00	\$ 1,100.00
				<u>\$ 1,300.00</u>
General Fund Expenditures				
Grogan Park	10-9920-70000	\$ -	\$ 1,300.00	<u>\$ 1,300.00</u>

To appropriate funds for Grogan Park expenditure.

Adopted and effective this 18th day of June, 2019.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor

o. Consideration and adoption of a Resolution to pursue a formal application for the N.C. Department of Commerce Rural Division Building Reuse funding to benefit “Project Y.”

WHEREAS, The Eden City Council has previously indicated its desire to assist in economic development efforts within the City; and,

WHEREAS, the Eden City Council wishes the City to pursue a formal application for the NC Department of Commerce Rural Division Building Reuse funding to benefit “Project Y” and will invest monies in the amount of 5% of the grant amount (\$25,000) toward the proposed renovations as committed to the application.

WHEREAS, the Eden City Council certifies it will meet all statutory requirements of the Program,

NOW THEREFORE, be it resolved by the Eden City Council that:

Upon receipt of the Grant Agreement for the 2019 Building Reuse project by the NC Department of Commerce Rural Division, the Eden Mayor and/or City Manager are hereby authorized to proceed with the execution of documents and return them to the funding agencies in the interest of proceeding with the grant execution.

The Eden Mayor and/or City Manager are hereby authorized to execute daily grant related documentation which includes documentation such as the grant agreement, general correspondence between the City and the proposed business and/or the funding agency (as necessary). Any documentation which reflects a change in the original scope of work and/or amendment related activities, must be brought before the Eden City Council for approval.

Minutes of the regular June 18, 2019 meeting of the City Council, City of Eden:

NOW THEREFORE BE IT RESOLVED, but the Eden City Council that the City of Eden is authorized to submit a formal application to the NC Department of Commerce Rural Division for approval of a Building Reuse Grant to benefit "Project Y."

Adopted this the 18th day of June, 2019 in Eden, NC.

Neville Hall, Mayor

Attest: Deanna Hunt, City Clerk

- p. Consideration and approval of new contractual agreement with Waste Management for commercial dumpster service for City customers.

Municipal Services Director Paul Dishmon and Solid Waste Superintendent Dusty Curry wrote in a memo that Waste Management had provided a contract for commercial waste container service. Waste Management would not have a price increase the first year with the exception of cardboard recycling and every other week service. Pricing increased at a rate of 3 percent for the next two years.

A copy of this contract is on file in the City Clerk's Office.

A motion was made by Council Member Moore to approve the consent agenda. Council Member Ellis seconded the motion. All members voted in favor of the motion. The motion carried.

ANNOUNCEMENTS:

Mayor Hall announced that on June 22, a rescheduled Oink & Ale would take place on Monroe Street. The Draper Raceway Reunion would also be at Railroad Café. They would have cars and vendors behind Railroad Café. He said to keep an eye on the Explore Eden website for upcoming events.

Council Member Burnette said the previous month when he was recognizing participants in the Youth Council Kickball Tournament, he forgot Information and Technology Specialist Taylor Rorrer who was instrumental in the video creation process. Mr. Rorrer went to three of the local elementary schools and filmed the Youth Council's presentation for an informational video that was sent out to the schools. Council Member Burnette apologized for the oversight.

Mr. Farmer said the City would host a North Carolina Dixie Youth Tournament July 12-18 at Freedom Park. It would be the tenth time since 2007. There would be teams from all around the State coming in and the tournament would have a large economic impact on the economy. Visitors filled the hotels up and kept local restaurants busy. Eden had been fortunate to have the Dixie Youth Tournaments at Freedom Park.

Mayor Hall thanked Mr. Farmer for going after these tournaments and showcasing the Freedom Park facility.

CLOSED SESSION:

- a. GS 143-318.11(a)(4) To discuss matters relating to the location or expansion of industries or businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations, or to discuss matters relating to military installation closure or realignment.

A motion was made by Council Member Epps to go into closed session at 7:13 p.m. Council Member Grogan seconded the motion. All members voted in favor of the motion. The motion carried.

A motion was made by unanimous consent to return to open session at 7:41 p.m.

Minutes of the regular June 18, 2019 meeting of the City Council, City of Eden:

ADJOURNMENT:

As there was no further business to discuss, a motion was made by unanimous consent to adjourn.

Respectfully submitted,

Deanna Hunt
City Clerk

ATTEST:

Neville Hall
Mayor