

CITY OF EDEN, N.C.

The regular meeting of the City Council, City of Eden, was held on Tuesday, July 20, 2021 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:	Darryl Carter
	Gerald Ellis
	Jerry Epps
	Angela Hampton
	Phillip Hunnicutt
	Bernie Moore
	Bruce Nooe
City Manager:	Jon Mendenhall
City Clerk:	Deanna Hunt
City Attorney:	Erin Gilley
News Media:	Roy Sawyers, Rockingham Update

MEETING CONVENED:

Mayor Hall called the regular meeting of the Eden City Council to order and welcomed those in attendance. Pastor Jerry Epps of First Church of the Living God gave an invocation followed by the Pledge of Allegiance led by Interim Fire Chief Todd Harden.

PROCLAMATIONS AND RECOGNITIONS:

- a. Recognition: Dr. John Dabbs – 25 years of service in Eden

Mayor Hall called on Economic Development Director Mike Dougherty.

Mr. Dougherty said John Dabbs was an Eden native and a 1987 graduate of Morehead High School where he played football, ran track and wrestled. He graduated from East Carolina University, majoring in exercise science and biology. He then completed his chiropractic training at Life University in Marietta, Ga. John's wife, Debbie, was in Georgia at the same time attending the University of Georgia, but they did not meet until they were both in Osaka, Japan, as part of the U.S. Performance Team. During his time at Morehead High School, John got to know Dr. Robert Vaughn of Eden Chiropractic. After he graduated, John was given a job with Dr. Vaughn in 1996. Upon Dr. Vaughn's retirement, John took over the practice. Before and after purchasing the practice, John was very involved in the Eden community by serving as a team doctor at Morehead High School, covering all sports and treating athletes at no cost. He was on the board of directors for the Eden Rescue Squad, UNC-Rockingham Health Care and the Eden YMCA. He was part of the Rockingham County Bible Education Group, a member of the City of Eden's Parks, Recreation, Open Space and Greenway Commission, and the BB&T Advisory Board. He previously served on the board of directors for United Way, Eden Chamber of Commerce and Eden Salvation Army. He was a former performance natural body builder and a nutritionist, in which he incorporated wellness into peoples' lifestyles. Both John and Debbie operated the Cheerworks cheerleading training program in Burlington for three years and won a national championship in 1998. John coached eight national championship teams in Atlanta and Burlington. He was a man of faith and a devout Christian, which was obvious in the way he conducted his life. He was certainly one of the nicest and caring people God had put on earth. When asked about Eden, John said the City would give back tenfold what you gave it. He continued to say if it took a village to raise a family, then Eden had been that village for his family. His equally talented wife was a former teacher and presently a physical therapist who ran Pro-Therapy Concepts. Their twin sons, Will and Tyler, played college football at N.C. State University and have since graduated. The couple would be part of a multi-discipline medical practice in Eden that would be announced in a few weeks which would be exciting for Eden.

Mr. Dougherty noted it would be his last meeting giving out plaques. He thanked City Clerk Deanna Hunt for her graphic design assistance over the years. He also thanked Dr. Dabbs for all he had given as a volunteer and

professional to the community. Mayor Hall presented Dr. Dabbs with a plaque recognizing his 25 years of service in Eden.

Dr. Dabbs said it was an honor just to be recognized. He recalled when he was ready to graduate, he did not hesitate when Dr. Vaughn offered him the opportunity to come back to Eden. Debbie was gracious enough to come as well from Atlanta. He remembered Debbie's shock when they first moved to Eden and she called him to say there was a tractor driving down the road as that was not something she saw in Atlanta. He acknowledged that it took a village to raise a family and Eden provided that for them. He and Debbie wanted to give back to Eden some of what it had given to them. Dr. Vaughn and Dr. Bill McLeod were fantastic men who were influential throughout his life. Being able to return to Eden and work with them had been great. He was also thankful to bring in Dr. John LeSueur, another Rockingham County native who decided to return to the county. He thanked the City for having them and for their support.

b. Proclamation: Dr. Bill McLeod

Mr. Dougherty said Dr. Bill McLeod was born and raised in Windsor in Ontario, Canada. He married his wife Cathy in 1973, which was before he decided to be a physician requiring him to work all hours of the day and night. She had a master's degree in education. Bill attended the University of Western Ontario's medical school and finished his training in 1983. In 1993, former Morehead Memorial Hospital President Bob Enders recruited Dr. McLeod and his practice partner Dr. Nigel Buist to Eden to begin Women's Health Centre. Dr. McLeod and Dr. Buist pursued the student health centers in Rockingham County, which were based on the Teen Health Centers in Windsor, Canada. When they came to Eden, there were deficiencies in health care because so many families could not afford proper medical care. Dr. McLeod credited former Morehead Memorial Hospital Marketing Director Sylvia Grogan with securing the needed grants to fund the student health centers. In 2011, Eden sought the All-America City Award offered by the National Civic League. Each year, 10 cities were selected for the award, which involved submitting an application with three transformative projects for the community. For Eden, the projects were the Dan River Basin Association, Rockingham County Education Foundation and the Student Health Centers. After making a 10-minute presentation of the three projects to the All-America City judges in Kansas City, the section on the student health centers was found to be very impressive and moving for the judges. Mr. Dougherty recited an excerpt of the City's presentation because it was difficult to appreciate the impact of the student health centers unless heard directly from those who benefitted from the centers:

Cathy DeMason, former director of the student health centers: "We are trying to change the health status of our young people. I am the director of the student health centers. Adolescents have the lowest utilization of health care services of any age group. Two Eden physicians had an idea to improve those numbers. The student health centers became the biggest collaborative project in our county with every health agency involved. Today, the health centers are in our four high schools and are open every school day. We have about 14,000 visits each year."

Dr. Bill McLeod: "I serve as medical director. We have four physicians who volunteer to read those 14,000 charts. We also establish medical protocols and are always on call."

Student Dezbee McDaniel: "When I sprained my ankle, I thought I could tough it out. My dad was laid off and I did not want to run up medical bills. I went to the student health center and they checked it out and gave me crutches. They give all the athletes a free sports physical! And I can go to the health center if I have a sore throat or something."

Myla Barnhardt: "I volunteered to be a board member when I had children at the high school. Parents say they do not have to leave work to take a child to the doctor. Parents who have children with chronic illnesses are so appreciative. But some of our most important work is crisis intervention."

Morehead High School student Annie: "In December, I was in world history class when we had a code red that means something serious has happened and the teacher has to lock the door and keep the students in the classroom. Later, I was called to the office. The code red was for my older brother. He had tried to commit suicide at school. I felt so guilty because I had seen him get something out of the medicine cabinet that morning. The health center's psychologist met us at the hospital. She helped me cope with my guilt. Then I started meeting with her at school. Depression runs in my family. I had always known I needed somebody to talk to."

Morehead High School student Thomas: “My mom makes a lot of bad decisions. I cannot count how many times I have seen one of her boyfriends hit her. One time I had to call EMS because she overdosed on pills. I was so upset. I went to the student health center and they talked to me for four hours. They set me up with a counselor and she taught me how to manage my own anger. If it had not been for the health center, I would have dropped out. I live with my dad now and I am doing better.”

Mr. Dougherty stated that it was not just physical issues that the student health centers addressed, but it was psychological and emotional ones as well. Eden won the All-America City award in part because of the depth of caring shown by Dr. McLeod, Dr. Buist and the other professionals who served the children of the community. More recently, Dr. McLeod served on the hospital board when it went through bankruptcy and its transition to UNC-Rockingham. He had been the Eden Lions Club President twice and delivered more than 4,000 babies during his time in Eden. The McLeod family located to Eden due to a commitment to family and the Eden community. Dr. McLeod and his wife had three sons: Billy, who lived in Wilmington; Kyle, who lived in Greensboro; and Trevor, who lived in Colorado. In retirement, the couple were remaining in Eden because they thought its future was bright. The City was sorry to lose such a caring physician to retirement but it was beyond well-deserved.

On behalf of the City Council, Mayor Hall read a proclamation in tribute of Dr. McLeod’s service to the community.

Mayor Hall added that the McLeods were not only neighbors of his, but also friends. He stated that Ms. McLeod had the most decorative curling career of anyone in Eden.

Dr. McLeod thanked everyone in attendance. He gave a special thanks to Ms. Grogan, noting that she was the big impetus in his being in Eden. The McLeods came from a large city in 1992 with their three young boys as they were seeking a change in their lifestyle because of the way they were worked in Canada. Not only were they uprooting from a city where Dr. McLeod was born and raised, but they were moving to a community with a population of roughly 25,000. He recalled buying three houses in his lifetime, one in Eden that he never saw, another in Canada that he never saw and the third that he refrained from speaking about. His wife picked out the home in Eden and he felt that was the first big step towards moving to Eden as he was unsure if she was ready to make the commitment to the community. However, what made them make the commitment was the people in the community. There was a strong commitment to family and community, which was what they discovered when they moved to Eden. It had continued to remain the same, which was why they had decided to remain in Eden. They were completely committed to the community and its success. On behalf of his wife who made the decision to move to Eden, he thanked everyone in attendance.

Proclamation in honor of Dr. William J. McLeod

WHEREAS, Dr. William (Bill) McLeod moved to Eden from Windsor in Ontario, Canada to open Women’s Health Centre in 1992; and

WHEREAS, Dr. McLeod and his business partner, Dr. Nigel Buist, successfully lobbied for the establishment of student health centers in all four Rockingham County high schools to serve those students who were receiving inadequate healthcare; and

WHEREAS, thousands of high school students have received beneficial health services and the Rockingham County Student Health Centers comprised one of the three projects that led to the City of Eden winning the National Civic League 2011 All-America City Award; and

WHEREAS, Dr. McLeod has twice served as Eden Lions Club President, an organization that provides vision services for Eden and Rockingham County citizens; and

WHEREAS, during his time practicing in Eden, Dr. McLeod has delivered more than 4,700 babies and has spent countless hours - day and night - caring for Eden and Rockingham County women; and

WHEREAS, through his participation in its Board of Directors, Dr. McLeod helped lead Morehead Memorial Hospital through bankruptcy and into the UNC Healthcare system where it has hope to serve future generations of Eden and Rockingham County citizens;

NOW, THEREFORE, BE IT PROCLAIMED that the Eden City Council does hereby honor Dr. Bill McLeod for his vision and almost three decades of dedication to his patients and the students of Eden and Rockingham County.

This the 20th day of July, 2021

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

SET MEETING AGENDA:

A motion was made by Council Member Moore to set the meeting agenda. Council Member Hampton seconded the motion. All members voted in favor. The motion carried, 7-0.

PUBLIC HEARINGS:

a. (1) Consideration of a zoning text amendment to (1) amend Article 4.02(A) Base Zoning Districts to add f. Business, General District (BG) as a base zoning district and to re-letter the remaining districts from f, g, h and i to g, h, i and j; (2) to amend Article 5.06 Table of Permitted Uses to add B-G as a district and indicate uses as permitted (P); permitted with supplemental use standards (PS); or requiring a special use permit (S); and (3) to amend Article 7.09 Permanent Sign Types Requiring Permits Subsection A. Attached Signage Standards and Subsection C. Ground Signage Standards in Non-Residential Zoning Districts to add BG as a Zoning District and the standards for the BG district. Zoning Case Z-21-10.

(2) Consideration of a resolution adopting a statement of consistency regarding the proposed text amendment to amend Article 4.02 (A), Article 5.06 and Article 7.09 of the UDO.

Mayor Hall declared the public hearing open and called on Director of Planning and Community Development Kelly Stultz.

Ms. Stultz said it had been discussed over the last several months that there was a need expressed by the community that the Business General (BG) district was something that needed to be returned to the City's land use regulations. The Planning Board unanimously approved the amendment to include BG in the Unified Development Ordinance (UDO). Planning Department staff recommended in favor of the request.

Council Member Carter asked what the difference was between BG and B-G.

Ms. Stultz said B-G was the format that was used in the old ordinance and because the City did not have hyphens in every district, the hyphen was removed resulting in BG.

Council Member Carter asked if B-G went away.

Ms. Stultz answered yes, along with B-Highway. All of the hyphens had been removed from the district names.

Mayor Hall said the zoning district was Business General and it could be abbreviated however was desired.

Ms. Stultz agreed.

Council Member Carter said he was questioned earlier and wanted clarification for the record in regards to the BG that was currently in place and the BG that was previously in place. He questioned if they were the same.

Ms. Stultz said BG was not currently in place because Council had not approved to reestablish it yet. However, if Council did approve to reestablish BG, it would be the same with the exception of adult businesses that were presently only allowed in industrial zones.

Council Member Carter asked if SP was included in the old BG district.

Ms. Stultz said there were some uses that required a special use permit in the old regulations that were still needed under the UDO. When PS was attached to a zoning district, especially in the automobile and dealership districts, there were always standards within the zoning district itself and the very same standards had been moved into the new ordinance. Those standards were in the ordinance when BG was not; therefore, it was still the same thing.

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

Council Member Hunnicutt made a motion to adopt a text amendment to (1) amend Article 4.02(A) Base Zoning Districts to add f. Business, General District (BG) as a base zoning district and to re-letter the remaining districts from f, g, h and i to g, h, i and j; (2) to amend Article 5.06 Table of Permitted Uses to add B-G as a district and indicate uses as permitted (P); permitted with supplemental use standards (PS); or requiring a special use permit (S); (3) to amend Article 7.09 Permanent Sign Types Requiring Permits Subsection A. Attached Signage Standards and Subsection C. Ground Signage Standards in Non-Residential Zoning Districts to add BG as a Zoning District and the standards for the BG district; and to approve a resolution adopting a statement of consistency regarding the proposed text amendment to amend Article 4.02(A), Article 5.06 and Article 7.09 of the UDO. Council Member Ellis seconded the motion. All members voted in favor. The motion carried, 7-0.

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT 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, Article 4.02(A) Base Zoning Districts of the Unified Development Ordinance is hereby amended as follows:

1. Subsection d. Neighborhood Mixed Use (NMX) is amended by deleting “B-G” as a Previous District.
2. Add Subsection f. Business, General District (BG), Previous District(s): B-G and a description as follows: The B-G Business Districts are generally located on the fringe of the central business district and along major radial highways leading out of the city. The principal use of land is for dispensing retail goods and services to the community and to provide space for wholesaling and warehousing activities. Because these commercial areas are subject to public view and are important to the economy of the area, they shall have ample parking, controlled traffic movement, and suitable landscaping.
3. Subsections f., g., h. and i. are renumbered to g., h., i., and j.

APPROVED, ADOPTED AND EFFECTIVE, this 20th day of July, 2021.

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT 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, Article 5.06 Table of Permitted Uses of the Unified Development Ordinance is hereby amended as follows:

1. Add the following uses under B-G:
 - A. RESIDENTIAL

Dwelling – Multi-Family (3 or more units)	PS
Dwelling – Multi-Family Conversion	PS
Dwelling – Single Family Attached (Townhome)	PS
Residential Care Facilities (More than 6 residents)	PS
 - B. LODGING AND ACCOMODATIONS

Bed and Breakfast Facilities	PS
Hotel/Inn	P
 - C. OFFICE AND SERVICES

Banks, Credit Unions, Financial Services	P
Dry Cleaning & Laundry	P
Funeral Homes/Crematoria	P
Medical Clinic	P
Personal Care Service	P
Pet Care Service	P
Personal Care Service, Restricted	PS

Post Office	P
Professional Office/Service	P
Veterinary Service	P
D. COMMERCIAL AND ENTERTAINMENT	
Alcoholic Beverage Sales or Services	P
Outdoor Amusement or Theme Park	P
Indoor Amusement	P
Auction Sales	P
Automobile/Vehicle Sales, Rental, Service & Minor Repair	PS
Bar/Tavern/Microbrewery	P
Bicycle Sales & Repair	P
Cabinet, woodworking and upholstery shops	P
Drive-Thru/Drive-In Facility (principal or accessory)	PS
Games Arcade Establishment	PS
Gas/Fueling Station	PS
General Commercial (50,000 sf and under)	P
Golf Course	S
Country Clubs with golf courses	S
Hardware, Home Center Sales/Services	P
Heavy Equipment/Manufactured Homes	
Rental/Sales/Service	P
Night Club	P
Open Air Retail	PS
Outside Sales	PS
Parking Lot/Structure (Principal Use)	P
Pawnshops	PS
Restaurant	P
Shooting Range, Indoor	P
Smoke & Tobacco Shop	PS
Theater, Indoor Movie or Live Performance	P
Theater, Outdoor	PS
Vehicle Rental (moving trucks)	PS
Vehicle Service (major repair/body shop)	PS
E. MANUFACTURING, INDUSTRIAL & WHOLESALE TRADE	
Contractors' offices and storage yards	P
F. EDUCATION AND INSTITUTIONS	
Business Associations, Non-profits & Civic Clubs	P
Child/Adult Day Care (8 or less)	P
Child/Adult Day Care (more than 8)	P
College or University (limit size of 5,000 sf on first floor)	PS
Community Support Facility	P
Conference/Convention Center	P
Special Events Center	P
Hospital	P
Museum/Library/Cultural Facility	P
Public Administration/Civic Meeting Facilities	P
Public Safety Station	P
Recreation Facility (Indoor)	P
Recreation Facility (Outdoor)	P
Religious Institutions	P
School (vocational/technical)	P
Sports Arena/Stadium	S
Studio (art, dance, martial arts, music)	P
G. AGRICULTURE AND FORESTRY	
Community Gardens/Crop Production	P
Kennels (indoor)	P
Kennels (outdoor)	PS
Nurseries and Garden Centers	P
Produce Stands	PS
H. COMMUNICATIONS, TRANSPORTATION & INFRASTRUCTURE	
Rail Station	S

Utilities (Class 1)	P
Utilities (Class 2)	P
Wireless Telecommunications Facility (non-tower)	PS
Wireless Telecommunications Tower	PS
I. OTHER	
Accessory Structures	PS
Seasonal Sales Establishments	PS
Special Events	PS
Temporary Construction Offices	PS
Temporary Health Care Structures	PS
Temporary Shelter	PS

2. Add Auction Sales as a permitted use in B-C and B-H.
3. Add Cabinet, woodworking and upholstery shops as a permitted use in B-C, B-H, L-I and H-I.
4. Add Country Clubs with golf courses as a permitted use in RA and a use with a special use permit
5. R-20, R-12, R-6, RMX, NMX, and OS.
6. Add Contractors’ offices and storage yards as a permitted use in B-H, LI and HI.

APPROVED, ADOPTED AND EFFECTIVE, this 20th day of July, 2021.

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

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT 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, Article 7.09 Permanent Sign Types Requiring Permits of the Unified Development Ordinance is hereby amended as follows:

1. Subsection C. Attached Signage Standards is amended by adding BG as a Zoning District.
2. Subsection D. Ground Signage Standards in Non-Residential Zoning Districts is amended by adding the following:

Zoning District	Square Footage	Height	Sign Base	Total Number of Signs
BG	20 square feet	6’	Monument	1 sign per site

APPROVED, ADOPTED AND EFFECTIVE, this 20th day of July, 2021.

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

A RESOLUTION ADOPTING A STATEMENT OF
 CONSISTENCY REGARDING
 PROPOSED AMENDMENT TO THE
 CITY OF EDEN UNIFIED DEVELOPMENT ORDINANCE
 CASE NUMBER Z-21-10TEXT
 AMENDMENT

WHEREAS, pursuant to North Carolina General Statutes Chapter 160D-604, all City of Eden zoning decisions must be made in accordance with the Land Development Plan. Prior to adopting or rejecting any zoning amendment, the City of Eden Planning Board shall advise and comment in writing as to whether the proposed amendment is consistent with the Land Development Plan and why the Board considers the action taken to be reasonable and in the public interest; and

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

WHEREAS, the City Council of the City of Eden adopted a Unified Development Ordinance on October 20, 2020, to become effective on January 1, 2021; and

WHEREAS, the citizens of the City of Eden voiced opposition to the removal of the Business- General district from the zoning regulations; and

WHEREAS, the City of Eden Planning Board initiated a text amendment to add the Business- General District to the Unified Development Ordinance and to amend the setback and sign regulations as necessary; and

WHEREAS, at their meeting on June 22, 2021, the Planning Board recommended approval of the text amendments to the City Council

STATEMENT OF NEED:

This amendment was submitted to make a change in the Unified Development Ordinance (UDO) which was effective on January 1, 2021.

Based upon evidence of the community standard on business zoning districts these amendments are recommended.

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 finds that this amendment will be consistent with the goals and policies expressed in the Land Development Plan, including, but not limited to, strategically locating new land development in appropriate places; maintaining the city’s character; using infrastructure investments as effectively as possible, attracting new jobs and a more diverse tax base; and protecting natural, cultural and historic resources and open space with growth consistent with our Growth Strategy Map and Future Land Use Map;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD THAT:

- 1. The City Council of the City of Eden finds that the proposed amendments to the City of Eden Unified Development 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, nor any jurisdiction in the State of North Carolina, permitted to be in violation of the North Carolina General Statutes.
- 3. Therefore, based upon the foregoing information, the amendments to the Unified Development Ordinance are reasonable and, in the public’s best interest.

Approved, adopted and effective this 20th day of July, 2021.

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

- b. (1) Consideration of a zoning map amendment to rezone 331 properties previously zoned BC, BH, NMX, OS, R12, R20, RA and listed on the attached spreadsheet to BG and BH.

- (2) Consideration of a resolution adopting a statement of consistency regarding the proposed map amendments listed on the attached spreadsheet to BG and BH.

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

Ms. Stultz said there had been discussion over the past several months regarding parcels that used to be zoned as BG but had since been changed to various zoning districts. The houses that were previously zoned to BG had been proposed to be changed to residential wherever possible as it made more sense. One of those was a property owned by Smith River Holdings, LLC, that was formerly split lot zoned as R20, Business Highway (BH) and Office Institutional. In staff's original recommendation, it was zoned R20. The property owner raised an issue with that in June. Ms. Stultz initially recommended that the entire lot be zoned BH because split lot zoning was not something that was desired in Planning. Staff had even tried to eliminate split lot zoning during the UDO process because it was confusing and difficult for property owners. If Council desired to split the lot, Ms. Stultz recommended they reinstate the R20 portion and make the rest of the lot BH. Ms. Stultz said she had 37 maps available on a presentation that she would share with Council if anyone was interested in seeing a specific one.

Mayor Hall said Map No. 37 was the map that showcased the proposed split lot zoning.

Ms. Stultz displayed power point slides of Map No. 37 that outlined the property in question. One slide showcased what the UDO originally recommended for the property and if approved by Council, another slide showed what the property would look like if it were to be split, which showed the pink portion being classified as BH and the same portion that used to be R20 would remain R20.

Council Member Hunnicutt asked if the request from the property owner was for the entire lot to be zoned BH.

Ms. Stultz said that was her understanding. There had since been concerns raised in the community and while it was not her first choice to recommend to split zone the lot, she felt that may be an option Council wished to consider after having spoken with some of the Council members about the matter.

Council Member Hunnicutt said he assumed it was permissible to split zone the lot if Council was able to alter the recently adopted UDO. He asked if the property owner was OK with the modification of their request.

Katrina Snow, owner of the property in question, said she also owned four parcels that joined the subject property. In September of 1965, Highway 14 came through the area, splitting her family's land in half that they had owned for 100 years. On the original highway proposal, her grandfather was given the option to maintain BH, which was highlighted in pink on the slide. The property was ultimately split in which BH remained as such and stayed consistent with all other properties connecting to Highway 14. Her tax card had always read "Commercial Land with Residential." When the zoning changed in January, the entire property became R20. Ms. Snow asked for her zoning to be returned intact to what it had been since 1965. She stated there had been a lot of misconceptions; one being that she had sold her property, but she had not as she was the sole member of Smith River Holdings, LLC. She had a document from the Secretary of the State supporting such. The property had always belonged to the Snow family and it still did. She did not plan to tear down her house or go into business with Amazon, Sheetz or an industrial park. She added that she had maintained the property, along with the other four parcels, that totaled 20 acres to the most impeccable standards that anyone could see and she planned to keep it that way. She was not trying to destroy the neighborhood of Rhoulac Knolls because she owned quite a few properties in that development that she loved. She respectfully requested to have her property made whole again and expressed her appreciation for Council's time.

Frank Fix of 117 Farrell Street said he sent an email to Council and based on the reply he received from Council Member Epps, he was told to bring as many people as possible to the present Council meeting. He also received a history lesson that he did not appreciate. Mr. Fix said he wanted the attendees to think about how they would respond if the current situation was affecting their property, neighborhoods and families. He had been a resident of Eden for 39 years and he and his wife, Tamara, had been homeowners for 20 years. When they were considering the purchase of their property, Mr. Fix was proactive at performing his due diligence of the tax records of the neighborhood. As of December 13, 1999, when the purchase of his property was made final, all of the properties in the neighborhood, including Ms. Snow's property at 109 Farrell Street, were zoned R20. He and his wife made the decision to buy their property with a lifetime commitment to it, including their retirement. They were both unaware of the zoning being

anything other than R20 and would not have invested in the property if it had been anything otherwise. They also made improvements to the property over the years, some of which were do-it-yourself projects and others that were larger improvements performed at a greater expense by local contractors. They tried to support local businesses when available and had also had their property appraised on two separate occasions for the purpose of home improvements, of which were performed using two properties from equal R20 neighborhoods. The first improvement was a major roof reconstruction and repair at a cost of \$17,000 and the second improvement was the addition of a handicap equipped master suite at a cost of \$37,000, both using local creditors and contractors. They would not have invested in the two improvements if they knew the zoning would later be changed. When each of the projects were completed, their property tax increased in an extreme amount, which they assumed was to protect their families and homes from harm of all kinds such as physical, financial and political. He and his wife both received separate letters that a zoning change was made without notification and a hearing was to be granted by the Eden City Council. The property at 109 Farrell Street was up for consideration of R20 and BH. They were both devastated and in disbelief when they read the letters as all of their work and dreams of retirement were shattered with the possibility of a zoning change to a business. Mr. Fix said he performed his due diligence and was proactive in his effort against the property becoming BH. He had copied his letter from the City and circulated it to residents of the neighborhood in order to let them make their own decision in regards to attending the present meeting. He notified by email Council Member Epps, who was the representative for Ward 4, as well as all of the other members of the City Council prior to the hearing. The zoning change affected the entire neighborhood and would impact the value and resell value of all the homes within the neighborhood. It appeared to him that an attempt was being made to change the neighborhood drastically in the near, foreseeable future. The properties at 109 Farrell Street and 113 Farrell Street changed on December 17, 2020 from residential ownership to business ownership under Smith River Holdings, LLC; therefore, it was still a business holding in the neighborhood. All of the changes gave the appearance of a severe business change in the neighborhood. The change of the property's zoning from R20 to BH would enable present and future owners of the neighborhood's property to operate some type of business development. The results of the zoning from R20 to BH would not only drastically decrease their property and resell values, but would impact the chances for their children or grandchildren to inherit properties of value. The neighborhood was up for changes that would affect the future and livelihood for neighborhood residences of the City. He again asked Council to consider what their response, reaction and vote would be if such a change were affecting their property, neighborhood and families.

Council Member Hunnicutt asked Mr. Fix if he was stating that the adjoining properties to 109 Farrell Street were R20 prior to the purchase of his property and since thereafter.

Mr. Fix said yes.

Council Member Hunnicutt said that was inconsistent with what Council had previously been told. He asked Ms. Stultz to clarify as she had previously said it was a split-zone property.

Ms. Stultz said the property had been split-zone. One piece of the confusion in regards to 109 Farrell Street was that the portion of the property where the house sat had been BH until recently. The section that was yellow on the displayed map was R20. She believed that because the zoning case stated there were four parcels that were going to be BH, it had caused some conversation that perhaps some of the other parcels that Smith River Holdings, LLC owned that happened to back up to Mr. Fix's property and the rest of the neighborhood were being zoned BH, but they were not. The other BH parcels were located somewhere else on Highway 14. The property had been split-zoned as long as Ms. Stultz had been familiar with the property, which was since 1990. Ms. Stultz showed a slide that demonstrated what the property zoning looked like in December of 2020 followed by another slide that showed what the property zoning looked like in January after the UDO was adopted. The property owner desired to have back at least what the property previously had. The proposed change would provide a buffer between Mr. Fix and any business property.

Council Member Hunnicutt said the property had been R20 for seven months and if Council approved to change it back to what it was prior to January 1, it would be consistent with what it had been for decades.

Ms. Stultz said that the change would make the property consistent with how it had been ever since she had been employed with the City.

Mr. Fix said he agreed with what Ms. Stultz said in relation to where the properties were split. However, if Council allowed the entire property to become BH, it would cause a problem because it would invade into the neighborhood and create another area to be connected.

Council Member Hunnicutt asked Mr. Fix if he was ok with the proposal as shown on the slide where the property would be split-zoned as that was what the City was working towards achieving.

Mr. Fix answered yes.

Mayor Hall told Mr. Fix that he did not respond to his email because it came from a Rockingham County email address and he did not want to get involved with different municipalities and governmental agencies over a personal matter.

Mr. Fix said he understood and explained that it was the only email address he had and he wanted Council to be aware of what was going on.

Adrian Meeks of 807 Washington Street said she missed the part where Mayor Hall asked if anyone wanted to speak in favor of the amendment and she was in favor of it. All of the property owners present at the meeting wanted back what they previously had and it was apparent what all of the changes had caused. She stated that Ms. Snow’s property was pristine and she did exactly what she said she would do. All that Ms. Snow wanted was what she previously had.

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

Council Member Hunnicutt made a motion to adopt a zoning map amendment to rezone 331 properties previously zoned BC, BH, NMX, OS, R12, R20, RA and listed on the attached spreadsheet to BG and BH with the exception of the parcel on Map No. 37 belonging to Smith River Holdings, LLC that shall be zoned with the portion bordering Highway 14 to BH and the portion nearest the residential area fronting Farrell Street to be zoned as R20, as well as the adoption of a statement of consistency regarding the proposed map amendments. Council Member Carter second the motion. All members voted in favor. The motion carried, 7-0.

ORDINANCE OF THE CITY OF EDEN

BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, that, afterhaving fully complied with all legal requirements, including publication of notice of a publichearing and the holding of a public hearing relative thereto, the Unified Development Ordinance of the City of Eden is hereby amended as follows:

Section 1 - Change from Business-Central, Business-Highway, Neighborhood Mixed Use, Open Space, Residential-12, Residential-20 and Residential-Agricultural to Business-General the following properties:

PIN	Parcel Number	Current Zoning	Subject Property Address				Type
			Number	Dir	Name		
707016920848	182184	NMX	323	W	STADIUM	DR	
707007680260	104694	BC	623		MORGAN	RD	
707014440181	106292	NMX	713		CHURCH	ST	
707016930358	106652	NMX	307	W	MEADOW	RD	
709011675306	111932	BC	104	N	FIELDCREST	RD	
797910377485	138345	NMX	927		WASHINGTON	ST	
707008990945	104914	NMX	918		VIRGINIA	ST	
707018421382	107372	BC	0		IRVING	AV	
797910371276	138326	NMX	955		WASHINGTON	ST	
797906477616	137360	BC	704		HAMILTON	ST	
797906477779	137362	BC	804		WASHINGTON	ST	

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797907589936	137604	NMX	0		BOONE	RD
797907690093	178854	NMX	634		BOONE	RD
708010351195	109221	NMX	313	E	MEADOW	RD
707007673630	169001	BC	545		MORGAN	RD
709007672641	110958	BC	121	N	FIELDCREST	RD
709007672572	111925	BC	0	N	FIELDCREST	RD
707014235085	105952	NMX	117	S	OAKLAND	AV
797909272103	138126	NMX	1000		WASHINGTON	ST
797906478857	137370	BC	802		WASHINGTON	ST
707019521300	107525	BC	301		GLOVENIA	ST
797906470634	137232	NMX	915		WASHINGTON	ST
797907683449	137670	NMX	718		BRIDGE	ST
797907592580	137626	NMX	556		BRIDGE	ST
797907598814	137641	NMX	0		REEVES	ST
709007597051	110910	NMX	0		OFF MAIN	ST

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PIN	Parcel Number	Current Zoning	Subject Property Address			
			Number	Dir	Name	Type
707016825998	106629	NMX	324	W	MEADOW	RD
707007680438	104643	BC	702		MORGAN	RD
707016820896	181192	NMX	354	W	MEADOW	RD
707015639202	106532	NMX	103		BOONE	RD
707015639048	106530	NMX	111		BOONE	RD
707015720983	106608	NMX	0		BOONE	RD
707016826662	181190	NMX	0	W	STADIUM	DR
707007675668	104677	BC	0		MORGAN	RD
707007677609	104680	BC	554		MORGAN	RD
709007585251	110897	NMX	0	W	FIELDCREST	RD
709007586235	110904	NMX	1431		FIELDCREST	RD
797907690453	137644	NMX	606		BOONE	RD
709016843560	112606	NMX	515	S	FIELDCREST	RD
709016845323	112608	NMX	523	S	FIELDCREST	RD
707018311788	107162	NMX	215		BRIDGE	ST
709010464844	167166	NMX	1230		RIDGE	AV
797907596585	137635	NMX	0		REEVES	ST
707019504768	107428	NMX	602		TAYLOR	ST
707018317450	107184	NMX	310	N	BRIDGE	ST
797907590747	137493	NMX	530		BRIDGE	ST
797909271035	138102	NMX	1004		WASHINGTON	ST
709007580499	110874	NMX	1425		FRONT	AV
709007584363	179643	NMX	1422		FRONT	ST
709007594232	110924	R12	1503	E	MEADOW	RD
707018207818	107035	NMX	301	S	HAMILTON	ST
707018219238	107064	NMX	0		HAMILTON	ST
707018219334	107065	NMX	0		HAMILTON	ST
707018219451	107066	NMX	0		HAMILTON	ST
707018310267	107071	NMX	0		IRVIN	AV
707018216192	170157	NMX	239	S	HAMILTON	ST
707018208995	181035	NMX	300		HAMILTON	ST
707018216421	170637	NMX	233	S	HAMILTON	ST
708010350216	108152	NMX	318	N	PIERCE	ST
707015647671	106589	NMX	205		MORGAN	RD
796912852018	133630	NMX	0		NC RT 135	
797907595483	137633	NMX	607		MOIR	ST
707018429138	107398	BC	307		GLOVENIA	ST
709011673346	111927	BC	107	N	FIELDCREST	RD
709011672492	111928	BC	107	N	FIELDCREST	RD

PIN	Parcel Number	Current Zoning	Subject Property Address			
			Number	Dir	Name	Type
796904528756	133404	NMX	0		NC 135	
707018317414	107183	NMX	308		BRIDGE	ST
797906498693	137485	NMX	529	N	BRIDGE	ST
797906499587	167313	NMX	0		MONCURE	ST
707018219884	107072	NMX	0		BRIDGE & HAMILTON	
797907596607	137634	NMX	0		MOIR	ST
797907598638	137640	NMX	601		BOONE	RD
796912851270	133160	NMX	0		HWY 770 & 135	
797907770941	180217	NMX	0		BUSINESS PARK	DR
797906379506	138347	NMX	923	W	WASHINGTON	ST
707018425333	107380	BC	606		IRVING	AV
707018229151	174435	NMX	107	N	BRIDGE	ST
707018219979	174436	NMX	206	S	HAMILTON	ST
707013224897	105951	R12	906		SECOND	ST
707016834275	170448	NMX	333	W	MEADOW	RD
707011672490	176111	BC	519		MORGAN	RD
797907593348	137625	NMX	568		BRIDGE	ST
797906474592	138414	NMX	900		WASHINGTON	ST
797909272393	138128	NMX	995		WASHINGTON	ST
797907690295	137643	NMX	610		BOONE	RD
798906388183	168625	NMX	303		ARBOR	LN
797906378512	138346	NMX	0		WASHINGTON 800 BLK	ST
796904539207	133424	NMX	1863		NC 135	HW
796904630211	133426	NMX	0		NC 135	HW
796904538203	133423	R20	1879		NC 135	
709011674144	111929	NMX	101	S	FIELDCREST	RD
709011674170	111930	NMX	105	S	FIELDCREST	RD
709010467456	111604	NMX	1302		STADIUM	DR
709011675321	111933	BC	100	N	FIELDCREST	RD
709010466410	111601	NMX	1230		STADIUM	DR
709011676210	111936	NMX	1504	E	STADIUM	DR
709010356094	112401	NMX	215	S	HALE	ST
707014430859	106152	NMX	712		CHURCH	ST
707014431809	106241	NMX	710		CHURCH	ST
709007587224	110906	NMX	1435		FIELDCREST	RD
707019508213	107443	NMX	519		BOONE	RD
707015648804	106598	NMX	217		MORGAN	RD
707019721429	180437	NMX	206		BOONE	RD
707007680226	104642	BC	627		MORGAN	RD
797907685247	137674	NMX	724		BRIDGE	ST

PIN	Parcel Number	Current Zoning	Subject Property Address			
			Number	Dir	Name	Type
707014334603	106116	NMX	742		CHURCH	ST
707007676848	104679	BC	420	W	AIKEN	RD
709007584559	110894	NMX	0		MAIN	ST
797907587840	137595	NMX	0		BRIDGE	ST
797907587938	173838Z1	NMX	614		BRIDGE	ST
707018422264	107371	BC	619		IRVING	AV
707018311611	107154	NMX	226		MONROE	ST
707018312467	107160	NMX	725		IRVING	AV
707018318321	107192	NMX	314		BRIDGE	ST
797910364213	138286	NMX	814		HARRIS & MCCONNELL	
709016842703	112602	NMX	505	S	FIELDCREST	RD
796904628069	133455	NMX	2261		HARRINGTON	HW
797907684034	169537	NMX	598		KINGS	HW
707120900036	164578	NMX	922		VIRGINIA	AV
709007584994	110901	NMX	232		MAIN	ST
707015637339	172185	NMX	0		CHURCH	ST
709007674574	111931	BC	112	N	FIELDCREST	RD
707008991808	104929	NMX	912		VIRGINIA	ST
707008994738	104937	NMX	904		VIRGINIA	ST
709011672063	111869	NMX	0	E	STADIUM	DR
709011673077	111875	NMX	1440	E	STADIUM	DR
707008990656	104913	R12	815		VIRGINIA	ST
797907582924	137537	BC	0		600 BLK MONROE	ST
797907593026	137549	BC	601		BRIDGE	ST
797907593051	137550	BC	603		BRIDGE	ST
797907584932	137562	BC	0		BRIDGE	ST
797907583987	137563	BC	605		BRIDGE	ST
797907683766	137671	NMX	714		BRIDGE	ST
797907591344	137610	BC	561		BRIDGE	ST
797907591309	137611	BC	0		500 BLK BRIDGE	ST
709007585109	110895	NMX	0	W	FIELDCREST	RD
709011752468	111959	NMX	0	S	FIELDCREST	RD
709011752504	111960	NMX	325	S	FIELDCREST	RD
797906472657	137349	NMX	901		WASHINGTON	ST
796904624988	133459	R20	1822		NC 135	
709011675414	111934	BC	108	N	FIELDCREST	RD
707018401932	107242	NMX	406	N	BRIDGE	ST
797907591609	137613	NMX	536		BRIDGE	ST
797907598577	167314	NMX	607		BOONE	RD
707015647356	106587	NMX	0		WAREHOUSE	ST

PIN	Parcel Number	Current Zoning	Subject Property Address			
			Number	Dir	Name	Type
707015647496	106596	NMX	127		MORGAN	RD
797909170284	138058	NMX	1117		WASHINGTON	ST
797907594536	137629	NMX	613		MOIR	ST
797910372390	138334	NMX	945		WASHINGTON	ST
797910275018	138135	NMX	982		WASHINGTON	ST
797910376125	138339	NMX	936		WASHINGTON	ST
707015635959	106521	NMX	103		MORGAN	RD
709010465633	111596	NMX	1233	E	STADIUM	DR
709010464777	111597	NMX	111	N	HUNDLEY	DR
797909169920	138055	NMX	1010	W	WASHINGTON	ST
797907594249	137628	NMX	0		JAY & BRIDGE	
797907595327	137630	NMX	0		JAY	ST
797907591289	137617	BC	565		BRIDGE	ST
796904636065	133470	R20	1792		NC 135	HW
709011673268	111926	BC	103	N	FIELDCREST	RD
709007592092	110890	NMX	239	N	MAIN	ST
709007673780	110975	BC	122	N	FIELDCREST	RD
709007674762	110976	BC	1504		RIDGE	AV
709007581975	110878	NMX	0		MEADOW	RD
709007582862	110881	NMX	0		MAIN	ST
709007583846	110884	NMX	0		MAIN	ST
709007583861	110885	NMX	229		MAIN	ST
709007583853	110886	NMX	0		MAIN	ST
709007583916	110887	NMX	0		MAIN	ST
709007583922	110888	NMX	0		MAIN	ST
709007583930	110889	NMX	0		MAIN	ST
797910370259	138224	NMX	963		WASHINGTON	ST
707014422667	106200	BC	215		THE BOULEVARD	
707018420465	107236	BC	730		OAK	ST
707014422554	107375	BC	223		THE BOULEVARD	
707018424486	107381	BC	605		IRVING	AV
707018427266	172410	BC	259		THE BOULEVARD	
796904627694	133462	NMX	2271		HARRINGTON	HW
707018400600	107146	NMX	413		BRIDGE	ST
709010356279	111419	NMX	137	S	HALE	ST
707011657062	174126	NMX	221		MORGAN	RD
797910378064	138312	NMX	924		WASHINGTON	ST
707018318267	107190	NMX	316		BRIDGE	ST
707007673759	104673	BC	557		MORGAN	RD
797910278301	138214	NMX	969		WASHINGTON	ST

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			Number	Dir	Name	Type
707018319201	107198	NMX	320		BRIDGE	ST
709007674633	110974	BC	0	N	FIELDCREST	RD
709011664982	111886	NMX	111	S	FIELDCREST	RD
707018227357	107079	NMX	147	S	HAMILTON	ST
707018320236	107086	NMX	100		BRIDGE	ST
707018319155	107197	NMX	322		BRIDGE	ST
707007675653	104676	BC	546		MORGAN	RD
707007675546	105555	BC	544		MORGAN	RD
707007676583	105559	NMX	512		JONES	ST
707018429350	107401	BC	279		THE BOULEVARD	
707014333614	106111	NMX	11		THE BOULEVARD	
707018314821	107169	NMX	220	N	BRIDGE	ST
707018315624	107172	NMX	226	N	BRIDGE	ST
797909179263	138080	NMX	1009		WASHINGTON	ST
797909270223	138081	NMX	1007		WASHINGTON	ST
797907592230	137616	BC	571		BRIDGE	ST
797906476752	137358	BC	810		WASHINGTON	ST
707016838393	106649	NMX	317	W	MEADOW	RD
707018314784	107173	NMX	222		BRIDGE	ST
707018316550	163677	NMX	300		BRIDGE	AV
709009153273	111267	NMX	868	E	STADIUM	DR
707014227734	106001	NMX	131	S	HAMILTON	ST
707018422391	107373	BC	613		IRVING	AV
707018423345	107374	BC	0		IRVING	AV
707018311825	107156	NMX	211		BRIDGE	ST
707014226932	105999	R12	125	S	OAKLAND	AV
798906481295	168626	NMX	660		PIERCE	ST
707016824752	106627	NMX	344	W	STADIUM	DR
707020822391	181189	OS	338	W	STADIUM	DR
796904633020	133457	R20	1838		NC 135	
707014349121	106185	NMX	715		CHURCH	ST
707018226478	107074	NMX	137		HAMILTON	ST
797906398687	137336	NMX	511		HENRY	ST
707011673007	105484	BC	501		MORGAN	RD
797907582897	137548	BC	0		MONROE	ST
707016932272	106670	NMX	304	W	MEADOW	RD
707016935626	106684	NMX	0		MEADOW	RD
707018313611	107165	NMX	225	N	BRIDGE	ST
707018313595	107168	NMX	229		BRIDGE	ST
707016938848	106700	NMX	215	W	MEADOW	RD

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			Number	Dir	Name	Type
707016939966	106707	NMX	217	W	MEADOW	RD
707018206828	107031	NMX	904		IRVING	AV
797907580825	137442	BC	603		MONROE	ST
797907581998	137538	BC	600		MONROE	ST
797906399917	137337	NMX	434	N	HENRY	ST
707018229461	107083	NMX	140		HAMILTON	ST
707011676413	105556	BC	0		MORGAN 500 BLOCK	RD
707011676418	105557	BC	536		MORGAN	RD
707007675543	105554	BC	542		MORGAN	RD
709007583195	110891	NMX	1421		FIELDCREST	RD
708010350141	108151	NMX	0		MEADOW	RD
708014340986	108155	NMX	302	N	PIERCE	ST
797910372112	138329	NMX	952		WASHINGTON	ST
707016727867	181193	NMX	0	W	MEADOW	RD
707018308755	107138	NMX	405		BRIDGE	ST
707018219230	107063	NMX	815		IRVING	AV
707018309767	107142	NMX	405		BRIDGE	ST
707014226873	105998	R12	127	S	OAKLAND	AV
707016823757	106626	NMX	350	W	STADIUM	DR
707014238114	106022	NMX	0		HAMILTON	ST
707014237093	106002	NMX	117	S	HAMILTON	ST
707016828525	107656	NMX	328	W	STADIUM	DR
797907599787	137645	NMX	527		BOONE	ST
707018312659	107161	NMX	221		BRIDGE	ST
707015730287	106611	NMX	102		BOONE	RD
797907598305	137637	NMX	611		BOONE	RD
797907599142	178852	NMX	618		BOONE	RD
707014227604	106000	NMX	0		FIRST	ST
797906478776	137372	NMX	707	S	PATRICK	ST
797906479741	137373	NMX	0		PARTICK STS & BURTON	ST
707018421131	107367	BC	625		IRVING	AV
707018422108	107370	BC	0		IRVING	AV
796916840727	133581	BH	0		NC 135	
707016838098	106632	NMX	320		W MEADOW	RD
797907682808	173840Z1	NMX	636		BOONE	RD
797910376399	138343	NMX	0			
707018317376	107191	NMX	312		BRIDGE	ST
709016842654	112601	NMX	509	S	FIELDCREST	RD
797907596029	137631	NMX	0		BRIDGE	ST
797907595188	137632	NMX	602		BRIDGE	ST

Subject Property Address

MINUTES OF THE EDEN CITY COUNCIL: REGULAR MEETING 7-20-21

PIN	Parcel Number	Current Zoning	Number	Dir	Name	Type
707015639586	172123	NMX	413		CHURCH	ST
797906399634	137334	NMX	511	N	HENRY	ST
707007672888	104674	BC	0		MORGAN	RD
707011673201	105546	BC	515		MORGAN	RD
707015646294	106584	NMX	117		MORGAN	RD
707018309070	137339	NMX	0		TAYLOR	ST
797906490809	137345	NMX	504		HENRY	ST
707015645274	106568	NMX	112		SHORT MORGAN	ST
707015646270	106571	NMX	0		MORGAN	RD
707015646134	106567	NMX	113		MORGAN	RD
707015646157	106569	NMX	115		MORGAN	RD
797907675969	137663	NMX	45		BRIDGE	ST
709009156362	111271	NMX	902	E	STADIUM	DR
709011674084	111879	NMX	107	S	FILEDCREST	RD
798917016223	141275	NMX	441		MEBANE BRIDGE	RD
707015638332	106525	NMX	404		CHURCH	ST
707015637379	106526	NMX	414		CHURCH	ST
707015638442	106527	NMX	412		410&412 CHURCH	ST
707015638450	106528	NMX	410		CHURCH	ST
796904631634	133463	NMX	0			
709011675395	111937	BC	1507		STADIUM	DR
709007683142	110999	BC	1504		MILL	ST
709007684127	111000	BC	0		HIGH	ST
709007684049	111001	BC	0		HIGH	ST
708113039608	110010	RA	1257		VIRGINIA	ST
709007584988	110900	NMX	0		MAIN	ST
709007594085	110903	NMX	238		MAIN	ST
706012775290	103211	NMX	13972		NC 87	
707015730173	106610	NMX	108		BOONE	RD
707018308961	107139	NMX	401		BRIDGE	ST
707018410043	107147	NMX	401		BRIDGE	ST
708010350604	108150	NMX	332	N	PIERCE	ST
707120808344	108075	R12	0		VIRGINIA (900 BLK)	AV
707015647219	106586	NMX	121		MORGAN	RD
797909271256	138121	NMX	1003		WASHINGTON	ST
707016931463	106669	NMX	303		MEADOW	RD
797910279360	138221	NMX	963		WASHINGTON	ST
797910278371	138220	NMX	0		WASHINGTON	ST
707009052003	105831	RA	130		VINTAGE	RD
707013043997	105834	RA	13682		NC 87	HW

PIN	Parcel Number	Current Zoning	Subject Property Address			
			Number	Dir	Name	Type
707018216598	107057	NMX	225	S	HAMILTON	ST
797907690581	137678	NMX	500		BLK BOONE	RD
707018219534	107067	NMX	222	S	HAMILTON	ST
797910276391	138211	NMX	973		WASHINGTON	ST
796904633694	133468	NMX	1809		NC 135	HW
707007681122	104692	BC	621		MORGAN	RD
707008992386	104931	NMX	100	E	AIKEN	RD
707008994106	168961	NMX	722		VIRGINIA	ST
797907580795	137519	BC	615		MONROE	ST
707016937810	106692	NMX	229	W	MEADOW	RD
797907591682	174041	NMX	538		BRIDGE	ST
707008991513	104928	NMX	901		VIRGINIA	ST
707015648609	106597	NMX	209		MORGAN	RD
797909260993	138057	NMX	1006	W	WASHINGTON	ST
707015720665	106504	NMX	200		BOONE	RD
707015720757	106505	NMX	124		BOONE	RD
707015646009	106565	NMX	111		MORGAN	RD
707007681074	169282	BC	613		MORGAN	RD
707016924592	107657	NMX	0	W	STADIUM	DR
707016827924	182179	NMX	337	W	STADIUM	DR
707016924814	182185	NMX	310	W	STADIUM	DR
707018229417	107084	NMX	138	S	HAMILTON	ST

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

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 Unified Development Ordinance of the City of Eden is hereby amended as follows:

Section 1 - Change from Neighborhood Mixed Use and Residential-20 to Business-Highway the following properties:

Tract No.	PIN	Parcel Number	Current Zoning	Subject Property Address			
				Number	Dir	Street Name	Type
1	707120717063	107933	NMX	7449		NC 14	HW
2	707120719011	107935	NMX	7437		NC 14	HW
3	707120716002	107932	NMX	7467		NC 14	HW

Tract 4: All of PIN 708009056304, Parcel Number 108710, commonly known as 109 Farrell Street SAVE AND EXCEPT the following area:

BEGINNING at an existing iron pipe marking the northeast corner of Potacnak and being that parcel described in Deed Book 1082, page 1027, as shown on a plat of survey for Katrina Snow by C. E. Robertson & Associates, PC dated September 8, 2014, and recorded in Map Book 74, page 61 in the Office of the Register of deeds of Rockingham County; thence with the north line of Potacnak, South 74 degrees 31 minutes 55 seconds West 150.13 feet to an iron; thence North 15 degrees 31 minutes 59 seconds West 50.05 feet to an iron; thence South 74 degrees 11 minutes 09 seconds West 49.94 feet to an iron; thence North 15 degrees 41 minutes 14 seconds West 199.92 feet to an iron in the Southern line of Russell Street; thence with the Southern line of Russell Street, North 74 degrees 25 minutes 21 seconds East approximately 200 feet to a point; thence in a Southeasterly direction approximately 250 feet to the northeast corner of Potacnak as referred to above, the POINT OF BEGINNING.

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

APPROVED, ADOPTED AND EFFECTIVE, this 20th day of July, 2021.

CITY OF EDEN

By: Neville A. Hall, Mayor

Attest: Deanna Hunt, City Clerk

A RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY REGARDING
PROPOSED AMENDMENT TO THE CITY OF EDEN UNIFIED DEVELOPMENT ORDINANCE
CASE NUMBER Z-21-11 MAP AMENDMENT

WHEREAS, pursuant to North Carolina General Statutes Chapter 160D-604, all City of Eden zoning decisions must be made in accordance with the Land Development Plan. Prior to adopting or rejecting any zoning amendment, the City of Eden Planning Board shall advise and comment in writing as to whether the proposed amendment is consistent with the Land Development Plan and why the Board considers the action taken to be reasonable and in the public interest; and

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

WHEREAS, the City Council of the City of Eden adopted a Unified Development Ordinance (UDO) on October 20, 2020, to become effective on January 1, 2021; and

WHEREAS, the citizens of the City of Eden voiced opposition to the removal of the Business- General district from the zoning regulations; and

WHEREAS, the City of Eden Planning Board initiated a text amendment to add the Business- General District to the UDO and to amend the setback and sign regulations as necessary; and

WHEREAS, the additional of the Business-General District to the UDO requires map amendments of 327 parcels rezoned from Business-Central, Business-Highway, Neighborhood Mixed Use, Open Space, Residential-12, Residential-20 and Residential-Agricultural to Business-General and 4 parcels currently zoned Neighborhood Mixed Use and Residential-20 to Business-Highway; and

WHEREAS, at their meeting on June 22, 2021, the Planning Board recommended approval of the map amendments to the City Council

STATEMENT OF NEED:

This amendment was submitted to make a change in the Unified Development Ordinance (UDO) which was effective on January 1, 2021.

Based upon evidence of the community standard on business zoning districts this amendment is recommended.

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 finds that this amendment will be consistent with the goals and policies expressed in the Land Development Plan, including, but not limited to, strategically locating new land development in appropriate places; maintaining the city's character; using infrastructure investments as effectively as possible, attracting new jobs and a more diverse tax base; and protecting natural, cultural and historic resources and open space with growth consistent with our Growth Strategy Map and Future Land Use Map;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD THAT:

1. The City Council of the City of Eden finds that the proposed amendment to the City of Eden Unified Development 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, nor any jurisdiction in the State of North Carolina, permitted to be in violation of the North Carolina General Statutes.

3. Therefore, based upon the foregoing information, the amendment to the Unified Development Ordinance is reasonable and, in the public's best interest.

APPROVED, ADOPTED AND EFFECTIVE, this 20th day of July, 2021.

CITY OF EDEN

By: Neville A. Hall, Mayor

Attest: Deanna Hunt, City Clerk

REQUESTS AND PETITIONS OF CITIZENS:

Mayor Hall asked City Attorney Erin Gilley to read the City's policy regarding public comments.

Jerry Thomasson of 1257 Virginia Street opted not to speak, stating his concern was previously addressed under Public Hearings.

Jeff Garrett of 611 Easley Road said it seemed that the City was headed in the right direction. The present meeting was the seventh meeting he had attended and he found it hard to try and fix or communicate the problems in three minutes that were created in over one year's time. He stated the mistakes that had been made were no accident, but rather an overreach. He felt there needed to be a deep dive so the same thing never happened to the citizens of Eden again.

Mayor Hall said he understood three minutes was not a long amount of time to speak, but he added that City Hall was open five days a week and if a citizen needed to come and speak to an employee or Council member regarding a specific matter, they would be given as much time as they needed. However, in the Council meeting forum, a time limit had to be given to speakers

Mr. Garrett said he had been attending board meetings and noticed that the Council did not attend the Planning Board meetings and the Planning Board members did not attend the Council meetings. No one hardly attended the public meetings.

Michelle Barnes of 634 Boone Road opted not to speak.

Frank Fix of 117 Farrell Street in Eden opted not to speak.

Tamara Fix of 117 Farrell Street in Eden opted not to speak.

Joan Spain of 136 Highland Avenue wished to speak in response to her neighbor, Jerry Thomasson, who wanted to zone his property to BG in a residential area. She had lived at her residence for 69 years. Her brother was in attendance with her at the meeting as well because he also owned property on the land. She questioned if something such as a junkyard could be put on Mr. Thomasson's property if something happened to him and the ownership changed.

Mayor Hall said junkyards were not allowed in BG. He questioned if the property was BG prior to the adoption of the UDO.

Ms. Spain said years ago it was.

Mayor Hall said Council just voted to rezone properties to BG if that was their previous zoning classification. He thanked Ms. Spain for attending.

Andrew Wright of 613 Morgan Road said what he previously wanted to talk about had already been discussed. His residential home was being changed to BG. He understood where all of the businesses on tax Map No. 19 had changed but he was unaware as to why his home was changing to BG.

Mayor Hall asked Ms. Stultz to explain to Mr. Wright why his residence was being zoned to BG and what his options were.

Ms. Stultz said that Council had temporarily waived fees associated with rezoning and she advised Mr. Wright that if he would come see Planning Department staff, he could apply to have his parcel zoned as a residential district.

Mayor Hall said if it was for residential use, he felt the homeowner had a really good chance of their rezoning request being approved and it would be at no charge.

Katrina Snow of 109 Farrell Street opted not to speak.

Antonio Bribies of 626 Bridge Street opted not to speak.

Adrian Meeks of 807 Washington Street said she wanted some clarification in terms of what Council voted on with the reinstatement of BG. She asked if the reestablished BG would be exactly like it previously was.

Ms. Stultz answered yes, except for adult businesses.

Ms. Meeks said she understood that if the property had a 'P' assigned to it, it meant the property was permitted. She asked what it meant if there was a 'PS' assigned to it.

Ms. Stultz said it meant there had always been standards in the City's ordinance for the properties, but they were always included in the zoning districts.

Ms. Meeks said she was under the understanding that Ms. Stultz had said everything had standards and questioned about the automotive businesses that had 'PS' under BG and 'P' under Industrial.

Ms. Stultz said no. In BG, there were four standards under Automotive prior to the UDO changes and there were still four standards under Automotive in the revised UDO.

Ms. Meeks asked if there were no standards under Industrial.

Ms. Stultz said the standards for Industrial were different, as they had always been.

Jesse Meeks of 807 Washington Street opted not to speak.

Marshall Moricle of 208 Portsmouth Drive said the neighborhood he lived in, which was The Village located behind the former Eden Mall, had always been a quiet area. While he was unsure if it was the event center or the civic center, there were several bands that had been playing recently with loud bases. His wife was fighting breast cancer and the doctors had advised her that she needed rest; however, they were not even able to sit outside without hearing the loud music. Their bedroom faced the mall from the back of their house and they could not even hear their television for the noise from the bands. The music started with the bands practicing on Friday nights around 4 p.m. and then the concerts starting around 4 p.m. on Saturdays, sometimes lasting until around 2 a.m. the following day. Mr. Moricle recently saw where the City was beginning to enforce the noise ordinance and while he could deal with loud cars that quickly drove by, the band noise lasted for several hours at a time. He had complained to the Police Department by telephone but they informed him there was nothing they could do about it because the center had a permit for the band to perform. He then went in person to the Police Department and was advised the same thing, in which they encouraged him to speak with the City Manager as he was responsible for approving the permits. However, he stated he would rather talk to Council because he figured they could do more about it.

Mayor Hall advised Mr. Moricle that Police Chief Clint Simpson would meet with him after the meeting to discuss the situation.

Mr. Moricle said he and his wife did not care if the bands played the music; they simply desired for the music to not be so loud. He said he went to the Police Department already and was told there was nothing they could do.

Mayor Hall said the Police Department would enforce the noise ordinance.

UNFINISHED BUSINESS:

There was none at this time.

NEW BUSINESS:

- a. Consideration of an Automatic Aid Agreement with the Draper Volunteer Fire Department and adoption of a resolution.

Mayor Hall called on Ms. Gilley and Interim Fire Chief Harden.

Interim Fire Chief Harden said he previously met with the command staff of Draper Volunteer Fire Department, as well as the command staff of the Eden Fire Department. Both had come to an understanding related to the mutual aid agreement, in which he felt it was a good benefit to both parties. He asked for Council's consideration to adopt the agreement.

Mayor Hall said the agreement was something previously discussed at Council meetings and it was a cooperation between the two agencies that was favored by both parties. It was previously voted on to establish the agreement.

Council Member Hunnicutt said the agreement made a reference that the City was conveying two of the City's former firetrucks. He asked if someone could provide an estimate of the value of the two firetrucks as he recalled that both had been taken out of service, one of which was damaged and could not be repaired, resulting in it being totaled by the insurance company. He believed the second truck did not pass a functional inspection. He wanted the public to be aware of the monetary value that was being conveyed.

Ms. Gilley said an advertisement ran in the newspaper as to the City's intent with what it planned to do with the firetrucks, which was a requirement when conveying property. The ladder truck was valued at approximately \$60,000 to \$70,000. The 1996 KME engine was valued at approximately \$6,000 to \$8,000. The ladder truck did not pass the required NFPA test for aerial devices, which was a safety issue; therefore, the Fire Department's command staff did not feel safe having that apparatus as a member of the fleet.

Interim Fire Chief Harden said the engine had a leaking tank and the pump was starting to show wear and would likely not pass its pump capacity test later in the year.

Council Member Hunnicutt said he did not have an issue with it; he simply wanted the public to be aware as everyone understood the City recently acquired two new fire apparatuses that cost a large sum of money. He did not want the public to have the perception the City was giving away apparatus with that same type of value.

Council Member Ellis asked Interim Fire Chief Harden how many people were staffed at the Draper Volunteer Fire Department.

Interim Fire Chief Harden replied that he did not have that information.

Council Member Moore made a motion to approve the automatic aid agreement and adopt a resolution for the agreement with the Draper Volunteer Fire Department. Council Member Ellis seconded the motion. All members voted in favor. The motion carried, 7-0.

A copy of the agreement is available in the City Clerk's office.

RESOLUTION TO EXCHANGE, CONVEY AND OR DONATE PERSONAL PROPERTY

WHEREAS, the City of Eden Fire Department owns two surplus vehicles that are at or are nearing the end of useful life: a 1991 Grumman Fire Care aerial truck, VIN IG9ACHDT4MR088234, that can no longer pass the require NFPA testing for aerial devices and is no longer being used in service, and a 1996 KME Freightliner, Vin IFV6JLCBXTL732908, that has a leaking tank and aging pump, "the property"; and

WHEREAS, the City of Eden Fire Department has no further use for the property and desires to enter into an agreement with Draper Volunteer Fire Department, hereinafter referred to as "Draper", whereby automatic aid assistance described in an attached agreement will be provided for all structure fire calls and whereby the two surplus vehicles will be conveyed to Draper for its use which will also include the automatic aid rendered in Eden's service area. Provision of optimal fire protection and beneficial ISO ratings are also desired; and

WHEREAS, the City of Eden recognizes that the property has been rendered surplus, and unused; and

WHEREAS, the City of Eden desires to exchange, convey and or donate this aforementioned surplus and unused property to Draper Volunteer Fire Department, pursuant to N.C.G.S. §160A-271; 160A-280; and

WHEREAS, Draper acknowledges that it has had the opportunity to inspect the vehicles and that Eden has disclosed multiple deficiencies in the vehicles, including but not limited to the failed NFPA testing for aerial devices, the leaking tank and aging pump. Eden in no way guarantees, the quality, fitness or safety of the vehicles. Draper has signed an agreement wherein it will fully and completely release and agree to indemnify the Eden, and all of their employees, officers and agents from any and all personal injuries, including death and property damages and all claims, liabilities, demands, damages, causes of actions, suits, costs, expenses, attorney fees and interest, known or unknown, which it may now have or hereafter have arising directly or indirectly out of or related to the City's conveyance and Draper's use of the aforementioned vehicles; and

WHEREAS, the City of Eden has caused a Notice of Resolution to Donate Personal Property to be posted at City Hall for at least 5 days prior to the adoption of this Resolution and has caused a notice of intent to exchange this property to be published; and

WHEREAS, the City of Eden desires to comply with all obligations of North Carolina law and desires to donate this property so that it will be for a public use that will benefit the public; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Eden that the 1991 Grumman Fire Care aerial truck, VIN IG9ACHDT4MR088234 and the 1996 KME Freightliner, Vin IFV6JLCBXTL732908, be deemed surplus and unused and that they be exchanged, conveyed and or donated to Draper Volunteer Fire Department for its fire protection provision and for an automatic aid agreement.

APPROVED, ADOPTED AND EFFECTIVE this 20th day of July, 2021.

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

REPORTS FROM STAFF:

a. City Manager's Report

Mayor Hall called on Mr. Mendenhall.

Mr. Mendenhall highlighted the Citizens Academy detailed on the first page of the report as it was not held the previous year due to COVID-19. He was pleased to announce the City was accepting applications for the program and wanted to encourage anyone interested in City government to participate. He welcomed any questions related to the July City Manager's report.

Mayor Hall thanked Mr. Mendenhall for the report and stated that he had extra copies available for anyone wishing to have one and added that it was printed in Eden's Own Journal as well.

City Manager's Report
July 2021
City Manager Jon Mendenhall

ADMINISTRATION

The City of Eden is pleased to again offer a Citizens Academy in 2021. Applications for participants are being accepted through August 20. The academy will be held consecutive Thursdays from 5:30 to 7:30 p.m., beginning September 9 and running through October 21 with a graduation ceremony November 16 at the Eden City Council meeting.

The Citizens Academy is a free, seven-session interactive course designed to provide residents with an in-depth look into municipal government as well as information about the services and programs of the City of Eden. It is open to all community members 18 years old or older who are city residents or who live in the city's extraterritorial jurisdiction or work or own a business or property in the City of Eden. Class size is limited to 15 participants. A meal is provided at each session.

This is an exciting opportunity for residents to increase their knowledge about the workings of local government.

- Learn about city government operations and services
- Participate in dialogues with city leaders, staff and other civic-minded residents
- See taxpayers' investments at work
- Expand their knowledge and become more informed on current and proposed projects within the city
- Gain appreciation for the city's resources and capacity to meet the needs of the community
- Learn about opportunities to become more involved and help build a sustainable community
- Receive first-hand information and have the chance to ask questions on any topic at the end of the session
- Tour various city facilities

Applications are available in Administration at City Hall or download an application here: <https://www.edennc.us/.../12871/Citizens-Academy-Application> Applications can be brought to City Hall or emailed to the City Clerk at dhunt@edennc.us.

ECONOMIC DEVELOPMENT

Commercial

Dips by Chels-Now Open!

Chelsea Roberts opened her Dip Bar at 640 Washington Street, Suite A on July 9. She offers nail blends and powders for artificial fingernail overlays. You can learn more about Dips by Chels at www.dipsbychels.Etsy.com or by calling 336-637-6539.

H & B Hardware

Owner Greg Beasley continues to improve this ACE Hardware store located at 137 Cox Street in Eden. You can now buy all of your hardware needs in Eden. The store hours are 8 a.m. to 6 p.m. Monday through Friday and 8 a.m. to 1 p.m. on Saturdays. Stop by this store or call 336-623-3194.

Hotel Occupancy Tax

After a dismal 2020 with hotel occupancy tax revenue plummeting amid the COVID-19 shutdowns, Eden's revenue started rebounding in January (+2.5%) and February (5.1%). March and April saw record revenue and totals that put them in the top five months ever recorded. March was +272% and April was +323%. Business travel is the major reason for these increases as contractors are working to transform the former MillerCoors site into a state-of-the-art pet food manufacturing facility and residents are frequenting hotels again.

Pink Poppi-Coming Soon!

This is a new boutique and gift shop coming to 810 S. Van Buren Road. The soft opening will take place on August 3 with the ribbon cutting happening August 11 at 10 a.m. More information will be coming soon for this newest Eden store.

Industry

Acrow Bridges

This Eden company is located at 406 Summit Road across from Gildan Yarns. They are seeking a forklift operator and laborers for day shift work of 7 a.m. to 3:30 p.m. Pay is \$15 to \$17 per hour with benefits. If interested, apply at careers@acrow.com

Don Powell and Associates-Now Hiring

Don Powell and Associates is seeking an Office Manager: someone who knows MS Office, QuickBooks and how to administrate an office. Compensation is \$18 to \$24 per hour, depending on qualifications. To apply, call Don Powell at 336-637-8055 or email donpowell@powellandassociatesinc.com

Dyers Sheet Metal-Now Hiring

Dyers is hiring an experienced HVAC technician. Applicants should be HVAC certified or have at least one-year HVAC experience. Applicants should email or mail their resume to dyersm@embarqmail.com or P.O. Box 672, Eden, NC 27289 or stop by their office at 243 S. Hamilton Street in Eden.

Nestle Purina Jobs-Listed Jobs

Posted jobs include Maintenance Planner/Scheduler, Maintenance Electrician, Facilities Mechanic and Product Safety Quality Supervisor. Learn more about these Eden jobs at <https://jobs.nestlepurinacareers.com>

Signode-Eden

Signode-Eden is recruiting for the following entry level positions:

- Sub-Assembly Operator
This person will work in a rotating team environment to produce frame sub-assemblies. Candidate must be able to stand and lift for periods of time. Some noise and environmental exposures are likely.
- Recycle Material Handler
This person will manually move material in dump bins for wash line and utilize a forklift to move boxed materials within the pick and wash line process. Candidate must be able to stand and lift for periods of time. Some noise and environmental exposures are likely.

Flexible schedules available on a temporary basis (ideal for college students and working parents.) Interested candidates should contact Ameristaff in Eden (336-623-6252) or Debbie's Staffing in Martinsville (276-632-0000).

Weil-McLain-Now Hiring

Weil-McLain is recruiting first shift positions (6:30 a.m. to 5 p.m.) Monday through Thursday. They are seeking assemblers and material handlers. Additional positions can be found by visiting www.weil-mclain.com Interested candidates should apply through the website.

ENGINEERING

FY 2021-22 Street Resurfacing Contract, No. 1

The FY 2021-22 Street Resurfacing Contract, No. 1 is currently out for bid. The bid opening is scheduled for Tuesday, July 27. The contract includes the adjustment of utility structures, asphalt milling, leveling and the resurfacing on the following streets: Henry Street, Park Road, Knight Street, Taft Street and Mill Avenue. The work will be completed sometime in September or October.

NCDOT Street Resurfacing – Washington Street

The Sharpe Brothers completed the street resurfacing on Washington Street from Bridge Street to Hamilton Street in June. The installation of the permanent pavement markings is still pending.

MARKETING

Shaggin' on Fieldcrest

Put your dancing shoes on because Shaggin' on Fieldcrest returns on Saturday, July 24. The evening will feature the CAT Band from 7 to 10 p.m. Bring your lawn chairs and please, no coolers. We will have plenty of food and cold beverages. The event has free admission.

Summer Grown & Gathered

We are now taking reservations for our August 12 Summer Grown & Gathered dinner along the canal at the beautiful Spray Mercantile. Tickets are \$50 each or \$90 per couple and includes dinner, drinks, music and a take home gift. Call 336-612-8049 or email cadams@edennc.us to make your reservations. This event is always a sell-out, so please hurry.

RiverFest

We're back! RiverFest is going to be so much fun! Mark your calendars for September 17 & 18. We are now taking applications for food vendors, artisans and crafters. You don't want to miss it!

Oink & Ale

Thank you to everyone who attended our Oink & Ale event! The band was phenomenal! We had a record crowd that had a great time. Another huge thanks to all of our volunteers, brewers and vendors who helped make the night such a success. See you next year!

PARKS AND RECREATION

Bridge Street & Mill Avenue Recreation Centers

These two facilities will be open Monday through Friday from 10 a.m. until 6 p.m. Those attending may participate in basketball, pickleball, track walking or the playground.

The Mill Avenue Recreation Center offers the same services with the addition of a baseball field.

Freedom Park

Open daily from dawn to dusk, this park offers a walking track, nature trail, splash pad, skateboard park, basketball courts, miniature golf (open Friday, Saturday and Sunday 4-7 p.m.), playground, dog park, picnic shelters and an amphitheater.

Garden of Eden Senior Center

The Garden of Eden Senior Center offers paint classes, mahjonn, pickleball (mornings and evenings offsite), exercise classes, cornhole, knit and crochet, strength and balance, legal aid, quilt guild, Friends Club, bingo, watercolor classes, craft classes, senior technology classes and card games, along with assistance and referral for seniors. The center's community garden is producing and vegetables are being given away. The patio ribbon cutting was held on June 30.

Mill Avenue Pool & Freedom Park Splash Pad

Hours are noon until 6 p.m. daily (including weekends). The pool and splash pad can also be rented daily from 9:45 – 11:45 a.m. and also from 6:30 – 8:30 p.m.

Sports Programs

The City is now registering for an adult cornhole league and an adult/child kickball league. Registration has begun for the Prowlers football program for ages 5-12, as well as the football cheerleading program.

Summer Camp

Summer camp is being held at the Bridge Street Nutrition Center at the present time. The campers are participating in various activities daily such as swimming, skating, playing tennis and visiting the Freedom Park Splash Pad.

PLANNING & INSPECTIONS

Collections

Payments received from Rockingham County Tax Department during the month of June for code enforcement fees due to the City of Eden were \$628.23, bringing the total amount collected since July 1, 2020 to \$33,290.

Community Appearance Commission

The commission finalized work plan items for the upcoming fiscal year. A Community Appearance Award was given to The Hair Company on Monroe Street.

Inspections & Permits June 1-30:

Total Inspections Performed:	255
Total Permits Issued:	123

Local Codes and Inspections

Local code complaints have picked up considerably as they typically do this time of year; however, complaints continue to be addressed in a timely manner and notices sent as needed. Permits are being issued, contractors are getting what they need and the public's questions and concerns are being addressed. Complaints are being handled with a turn-around time from issuance of complaint to inspection usually being one to two days, often the same day. The inspectors are also checking other code violations as they see them out in the field, while submitting them to the office for notices to be sent:

Total Local Code Inspections Performed:	133
Local Code Notices Sent:	41
Local Codes Abated:	48
Sent to Facility Maintenance or Contractor:	27
Mowed by Facility Maintenance or Contractor:	24

Downtown and Economic Development Activities

The Boulevard

A second vote took place at the June City Council meeting that created a Municipal Service District for The Boulevard area. John Mark Daniel and volunteers created a mural at the corner of Irving Avenue and The Boulevard; this ongoing project is a joint collaboration with the N.C. Arts Council and the Eden Downtown Development Corporation.

Community

Staff attended the NCEDA conference and participated in UDO meetings and outreach. Plans are taking place for an Otter 5K Run on September 11.

The Cook Block

Staff met with property owners concerned with zoning and mural site selection.

Draper

Property has been leased by State Employees Credit Union to erect an ATM. The area has recently had an uptick in building activity, including façade upgrades, plans and purchase inquiries. Two buildings will be purchased early July, in which staff is working with the new owner about possible reuses and a mural. Draper Christian Church will host the City's Draper outreach meeting.

Uptown Eden

There is continual recruitment taking place for available properties, including 651 Washington Street that was vacated unexpectedly. The area coordinated the beer garden for Oink and Ale and delivered the Uptown Merchant tent purchased by the Leaksville MSD. The former location of Body Fit at 619 Monroe Street has been leased with plans for retail and hospitality. Property has been leased by State Employees Credit Union to erect an ATM. The owner of the Armory will make building improvements and lease the building to a gymnastics group from Greensboro. The area also awarded Building Rehabilitation Grants (BRG) and Façade grants.

Grants Under Management

COVID-19 CDBG Assistance to Low and Moderate Income Citizens Grant
Funds have been released but the City is waiting on paperwork from the State.

Draper CDBG

Funds have been released and work should begin soon.

Other

Pedestrian Plan

It is expected for the plan to be presented to Council in late summer/early fall.

Unified Development Ordinance

8,060 notices were mailed to property owners in the Eden jurisdiction giving them notice of the UDO workshops that had been scheduled for June 9, June 23 and July 7.

452 notices were mailed to property owners in the Eden jurisdiction that may be impacted by the proposed zoning amendment giving them notice of the Planning Board meeting and the items to be considered.

The Planning Board met on June 22 to consider:

- (1) Z-21-10 to amend the UDO to add Business General as a zoning district which required the amendment of Articles 4.02(A) Base Zoning Districts, Article 5.06 Table of Permitted Uses and Article 7.09 Permanent Sign Types.
- (2) Z-21-11 to rezone 331 properties previously zoned BC, BH, NMX, OS, R12, R20, and RA to BG and BH. The Planning Board voted to withdraw case Z-21-05 which would have permitted automobile related businesses in NMX.

- b. Report on advisory committee proceedings.

Mayor Hall called on Mr. Mendenhall.

Mr. Mendenhall said Interim Parks and Recreation Director Terry Vernon was assisting with the Dixie Youth Baseball Tournament and was unable to attend the Council meeting. However, he did report to Mr. Mendenhall that all of the participating youth and adult coaches were having a good time. On behalf of the Parks, Recreation, Open Space and Greenway Commission, Mr. Vernon said the commission did not meet in July but planned to meet in August with several points of discussion on their agenda.

Ms. Stultz said that Council was aware of the Comprehensive Plan in which the Planning Board was the steering committee and it was moving forward. The public portion of the Comprehensive Plan would begin

anew starting in August and September. Hopefully, the plan would be adopted by the deadline of January 2022. The Comprehensive Plan was seriously based on the public's input, which was what City staff was striving hard to achieve. The City Council would have its first townhall meeting on July 22 at 6 p.m. in the Draper area. She thanked Council Member Moore for arranging it at Draper Christian Church in the fellowship building. Everyone who would have interest in the Draper area had been invited to attend the meeting in an effort to find out what issues there might be that need to be addressed.

Mayor Hall clarified the City did not invite particular people to the upcoming meeting in Draper as the entire community was welcome to attend.

Ms. Stultz said the townhall meeting was the start of the next small area plan, which would be in the Draper MSD. The City looked forward to hearing from everyone at the meeting. The City's grants were finally moving forward and the State was releasing funds, in which City staff hoped to be able to use to assist citizens with in the upcoming weeks. The other boards and commissions were in the process of developing work plans that staff hoped to bring to Council in August or September. The Historic Preservation Commission was working on some local landmark designations of some mill properties and the hotel.

Council Member Hunnicutt asked if a date had been set for the second meeting of the chairs and vice chairs of the boards and commissions.

Ms. Stultz said no. She hoped they would be able to establish a second meeting date when they met in August.

CONSENT AGENDA:

- a. Approval and adoption of the (1) June 10, 2021 special meeting and (2) June 15, 2021 regular meeting minutes.

A motion was made by Council Member Carter to approve the Consent Agenda. Council Member Hampton seconded the motion. All members voted in favor. The motion carried, 7-0.

ANNOUNCEMENTS:

Mayor Hall reminded everyone of the special Council meeting on July 22 at 6 p.m. at the Draper Christian Church. Shaggin' on Fieldcrest, a popular event in the Draper area, would take place on July 24 and it was free to attend.

Mayor Hall stated that the City of Eden was in the process of updating its Comprehensive Pedestrian Plan and while the public comment meeting would take place in August, the City currently needed citizens to complete a survey in response to preliminary suggestions that the staff and steering committee members had made. The survey was available on the City's website under the Pedestrian Plan link in addition to paper copies that were available at the present Council meeting. Participants could complete the paper survey and return it to City Hall. Mayor Hall said the City was striving to obtain community involvement in the plan and therefore, he asked for people to take the time to complete the survey.

Council Member Epps thanked everyone who had worked on the UDO over the past three months and he was glad to see a resolution had been made. He thanked the public for taking part as well and instructed citizens to talk to Council anytime they had an issue. He appreciated the effort on both sides. He also asked for everyone to remember the family of the lives that were lost in the tragic drowning accident on the Dan River a few weeks ago. He said if there was anything one could provide to assist the family with, he knew it would be appreciated.

Mayor Hall said the Cars and Crabs event would take place on The Boulevard on July 31 from 10 a.m. until 1 p.m.

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