#### A-G-E-N-D-A

#### **REGULAR MEETING**

#### **PLANNING BOARD**

# CITY HALL CONFERENCE ROOM 308 E. STADIUM DRIVE

TUESDAY, OCTOBER 26, 2021 5:30 P.M.

- 1. Meeting called to order.
- 2. Roll Call.
- 3. Set Meeting Agenda.
- 4. Approval of minutes of the regular meeting on August 24, 2021.
- 5. New Business:
  - (A) STREET CLOSING SC-21-01

Consideration of closing an alleyway on the east side of Bridge Street. Submitted by Robert G. Shropshire and Kimberly S. Shropshire.

- (B) Consideration of Comprehensive Pedestrian Plan and recommendation to the City Council. (Copies are available in the Planning & Community Development Dept.)
- 6. Old Business:

Review Eden Comprehensive Plan information from survey, stakeholders' meeting and public workshops. (Copies are available in the Planning & Community Development Dept.)

- 7. Items from Staff:November meeting 23rd or 30th?
- 8. Items from the Planning Board:
- 9. Adjournment.

PLEASE CALL THE PLANNING AND INSPECTIONS DEPARTMENT IMMEDIATELY TO LET US KNOW YOUR PLANS FOR ATTENDING THE MEETING

336-623-2110 OPTION 2

### EDEN PLANNING BOARD AUGUST 24, 2021

The regular meeting of the Eden Planning Board was held on Tuesday, August 24, 2021, at 5:30 P.M. in the front conference room at City Hall.

Members present: Eddie Barker

Gwen Taylor Barbara Garland Fred Ramsey Amelia Dallas

Jerry W. Holland, Jr.

Carol Helms

Members absent: Frank Wyatt

Steve Morgan

Staff Present: Kelly K. Stultz, Planning & Community Development Director

Debra M. Madison, Local Codes Administrator/GIS Analyst

Others Present: None

Jerry W. Holland, Jr., Vice Chairman, called the meeting to order.

Kelly Stultz advised the board members that Matthew Smith had resigned from the Planning Board effective August 18, 2021.

#### **ROLL CALL:**

Vice-Chairman Holland took note of the board members in attendance and established a quorum.

#### **SET MEETING AGENDA:**

Eddie Barker made a motion to set the meeting agenda. The motion was seconded and passed.

#### APPROVAL OF MINUTES OF THE REGULAR MEETING ON JULY 27, 2021.

A motion was made and seconded to approve the minutes as presented to all members. Motion passed unanimously.

#### **NEW BUSINESS:**

#### ZONING CASE Z-21-15 MAP AMENDMENT

- (1) Consideration of a zoning map amendment request to rezone property at 1128 Friendly Road from Residential-Agricultural to Heavy Industrial. Submitted by Lawrence Matthew Hall, Property Owner.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment request to rezone property at 1128 and 1130 Friendly Road from Residential Agricultural to Heavy Industrial.

Kelly Stultz told the board members that she had discovered just before the City Council meeting on August 17 that Lawrence Matthew Hall was not the owner of this property but had a contract to purchase the property. The rezoning case was pulled from the City Council agenda to give the applicant time to get a new application signed by the actual property owner. Therefore, the Planning Board needed to rehear the case with the amended application. Kelly presented the Staff Report. She reminded the members that this is the same property that they considered for rezoning in late 2017 and early 2018. Staff recommendation was to deny the request.

Frank Wyatt made a motion to recommend denial of the request to the City Council and adopt the Statement of Consistency. Gwen Taylor seconded the motion and the motion passed unanimously.

#### ZONING CASE Z-21-16 MAP AMENDMENT

- (1) Consideration of a zoning map amendment request to rezone property at 121 Boone Road from Neighborhood Mixed Use to Light Industrial. Submitted by Russell and Shawn Bowers, Property Owners.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment request.

Kelly Stultz presented the Staff Report for this case that included a recommendation that the application be amended to add the property located at 105 Boone Road and that the application be approved.

A motion was made to recommend approval of the rezoning as amended to include 105 Boone Road and to adopt the Statement of Consistency. A second was made and the motion passed.

Jerry W. Holland, Jr., Vice-Chairman

# **OLD BUSINESS**

Kelly talked to the Planning Board about the time for future meetings to handle the Comprehensive Plan Steering Committee business and Planning Board business. It was a consensus that the future meetings start at 5:00 for the Comprehensive Plan Steering Committee and 6:00 for Planning Board.

Plan Steering Committee and 6:00 for F	Planning Board.
ITEMS FROM STAFF	
None	
ITEMS FROM THE BOARD	
None	
Eddie Barker made a motion, seconded by Fred Ramsey, to adjourn. The motion passed.	
	Respectfully submitted,
Attest:	Kelly K. Stultz, Administrative Assistant To the Planning Board
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# **PETITION**

# TO CLOSE STREET OR ALLEY

Date Filed 4111 2021	Application No. OC-21-01
Mayor and City Council City of Eden Eden, NC 27288	
	ner(s) of real property adjacent to the (street) cribed on the attached sheet to hereby petition see said (street) (alley):
SIGNED:	MAILING ADDRESS
Robert G. Skropshow	Bussiness Scattur Corpetand
den 1 Shr- police	Bussiness Scatty Con-petard Oriental Rug Service Inc
	636 Booms food
	Edex, nc 27288
	Phone 336 6277288
4 4	Home 632 Creekridge Driver Eden, ne 27288
	Edun, ne 27288
	<del></del>

#### **INSTRUCTIONS:**

Each petitioner must sign the petition.
If any petitioner is married, the spouse must also sign.

A copy of each deed must be submitted with the petition. A fee of \$600.00 must be submitted with each petition.

# CITY OF EDEN PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT STREET CLOSING REPORT October 18, 2021

**CASE NUMBER:** 

SC-21-01

APPLICANT:

Robert G. Shropshire Kim S. Shropshire

APPLICANT'S ADDRESS:

632 Creekridge Dr.

Eden, NC 27288

APPLICANT'S STATUS:

Property owner

REQUESTED CLOSING:

Unopened alleyway at 636 Boone Road

STREET WIDTH:

Approximately 25 feet

STREET LENGTH:

Approximately 380 feet

#### **GENERAL INFORMATION**

The City has received a petition signed by the owners of 100 percent of the abutting properties requesting that an unopened alleyway located at 636 Boone Rd. be closed. (See attached map)

The Eden City Code, Chapter 13, Article 3, Division 3, and N.C.G.S. 160A-299 authorize the City Council, upon recommendation of the Planning Board, to consider the closing or vacating of a street in accordance with the rules and procedures set forth therein. Furthermore, it permits the City Council to close a street provided that, after a public hearing has been held, it appears to the satisfaction of the Council that closing the street or alley is not contrary to the public interest, and that the City has no interest in preserving the dedication of such street or alley for municipal purposes, and that no individual owning property in the vicinity of the street or alley would thereby be deprived of reasonable means of ingress and egress to his property.

#### PUBLIC SERVICE CORPORATIONS

The following public utilities and public service corporations have been contacted in response to this street closing and have issued the following comments in regards to their utility lines and future utility plans for the area:

City of Eden Engineering

Duke Energy

Piedmont Natural Gas

Century Link

Spectrum Cable

#### **REQUIRED FINDINGS**

According to the N.C. General Statutes and the Eden City Code, before the City can close a street, the City Council must be satisfied of two matters:

- 1. That the street closing is not contrary to the public interest.
- 2. That no individual who owns property in the vicinity of the street is deprived of reasonable means of ingress and egress to that property because of the street closing.

#### DEPARTMENT FINDINGS AND RECOMMENDATION

In regards to the required findings, the Planning and Community Development Department issues the following comments:

Contingent upon comments from the public service corporations, the staff is of the opinion that the alleyway is not required for public utility service for the area.

The section of the alleyway to be closed is not necessary to the general public for travel and traffic circulation in the area. The alleyway to be closed is an unopened alleyway located at 636 Boone Road. Therefore, staff is of the opinion that no property owner will be denied reasonable means of ingress and egress because of the closing.

In conclusion, the staff recommends, based upon these stated findings, that the alleyway be closed as requested.

**DEPARTMENT RECOMMENDATION:** 

Close alleyway as requested.



Alley/Easement on the East side of Bridge Street at its intersection with Washington Street and Boone Road



Street Closing Case File No. SC-21-01



intersection with Washington Street and Boone Road on the East side of Bridge Street at its Alley/Easement