

**PLANNING BOARD AGENDA  
REGULAR MEETING  
CITY HALL CONFERENCE ROOM  
308 E. STADIUM DRIVE**

**TUESDAY, MAY 24, 2022  
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 April 26, 2022.
5. New Business:

**ZONING CASE**

**Z-22-03**

**TEXT AMENDMENT**

(1) Consideration of a zoning text amendment request to amend Article 6.04-C of the UDO pertaining to parking requirements for self-storage facilities.

(2) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment request to amend Article 6.04-C of the UDO.

6. Old Business:
7. Items from Staff:
8. Items from the Planning Board:
9. Adjournment.

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

**336-612-8041**





**ITEMS FROM STAFF**

There will be a public hearing at the next City Council meeting on May 17, 2022, to consider the adoption of the Eden Comprehensive Plan. Board members were encouraged to attend to show support of the Plan.

**ITEMS FROM THE BOARD**

None

Steve Morgan made a motion, seconded by Eddie Barker, to adjourn. The motion passed.

Respectfully submitted,

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Kelly K. Stultz, Administrative Assistant  
To the Planning Board

Attest:

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Jerry W. Holland, Jr., Chairman



# Text Amendment Application

Planning and Inspections Department  
308 E. Stadium Dr., Eden, NC 27288  
Phone: 336-623-2110 x2 / Fax: 336-623-4057  
[www.edennc.us](http://www.edennc.us)

## CONTACT INFORMATION

Contact Name Jian Yang / Sylvia Wray  
Contact Address 421 N Van Buren  
City Eden State NC Zip 27288  
Phone Number 917-595-6398 Email emily3806@gmail.com

## APPLICABLE PORTION OF THE UNIFIED DEVELOPMENT ORDINANCE

Article \_\_\_\_\_ Section \_\_\_\_\_

## EXISTING TEXT

Currently 1 parking space for 500 sq ft of building

## PROPOSED TEXT

Proposed to change it to 3 parking spaces total for the self storage facility

## JUSTIFICATION & DESCRIPTION

Explain the need for the requested text amendment (be specific): \_\_\_\_\_  
The property is currently a self storage facility. Previously, the property was a shopping center and truck rental center. With its current usage, there is very low customer traffic. Visits to the office are rare limited (rental paperwork is now completed online) and most tenants drive directly to their unit and park in front of their unit.

### PROCESS & FILING INFORMATION

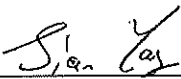
**Submission Requirements:** Per Article 3 of the Eden Unified Development Ordinance (UDO), every applicant for a text amendment is required to meet with the Administrator in a pre-application conference prior to the submittal of a formal application. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application. Upon application submittal, the Administrator shall review the application to ensure that it is complete.

**Review Process:** After review and recommendation of the application by the Administrator, the Planning Board shall review and provide a recommendation to the City Council. Upon receiving a recommendation from the Planning Board, the City Council shall hold a legislative public hearing on the proposal for official action.

**Required Application Information:** A petitioner must complete this application in full. This application will not be processed unless all information requested is provided.

### APPLICANT CERTIFICATION

I hereby certify that, to the best of my knowledge, the information on this application is true and accurate, and I hereby petition the Planning Board to recommend and the City Council to approve this application for a text amendment.

Jian Yang		4/28/2022
Applicant Print Name	Signature	Date

### Office Use Only

Staff Member (Initial upon Receipt)	Stephanie Land	Date	5/4/2022
Application Number	Z-22-03	Fee Paid	

**PLANNING AND INSPECTIONS DEPARTMENT  
ZONING TEXT AMENDMENT REPORT  
May 11, 2022**

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**CASE NUMBER:** Z-22-03

**REQUESTED ACTION:** To amend Article 6.04-C of the UDO pertaining to parking requirements for self-storage facilities.

**APPLICANT:** Jian Yang and Sylvia Wray

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**EXISTING TEXT**

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**Article 6.04 PARKING AND LOADING**

**C. PARKING SPACE REQUIREMENTS**

The following table outlines the permanent off-street parking requirements. Requisite parking shall be provided at the time of erection, alteration, or enlargement of buildings or land uses which require additional off-street parking.

LAND USE	MINIMUM AUTO SPACES	MINIMUM BICYCLE SPACES
MANUFACTURING, INDUSTRIAL AND WHOLESALE TRADE		
All uses	1 per 1,000 sf	n/a

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**PROPOSED TEXT**

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**Article 6.04 PARKING AND LOADING**

**C. PARKING SPACE REQUIREMENTS**

The following table outlines the permanent off-street parking requirements. Requisite parking shall be provided at the time of erection, alteration, or enlargement of buildings or land uses which require additional off-street parking.

LAND USE	MINIMUM AUTO SPACES	MINIMUM BICYCLE SPACES
MANUFACTURING, INDUSTRIAL AND WHOLESALE TRADE		
Self-storage facilities	3 spaces at office	n/a
All other uses	1 per 1,000 sf	n/a

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**GENERAL INFORMATION**

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This request was submitted by the owner of an existing self-storage facility.

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**STAFF ANALYSIS**

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This request is to amend Article 6.04-C of the UDO pertaining to parking requirements for self-storage facilities. Currently self-storage facilities are included under Manufacturing, Industrial & Wholesale Trade land uses in the UDO. The parking requirements for these uses are listed in Article 6.04-C, and specify one parking space per 1,000 square feet of floor space. Self-storage facilities typically do not employ more than one to two workers in the office and any time, and customer traffic is generally low, with customers typically parked for only short periods of time at their individual storage units; therefore, the “one space per 1,000 square feet of floor space” requirement is not applicable for this type of use. After reviewing existing self-storage facilities in the area, it was found that none have more than three or four designated parking spaces, if any. Staff is of the opinion that, for this type of use, three parking spaces is a reasonable requirement.

Based upon the foregoing information, staff recommends that self-storage facilities be required to provide a minimum of three parking spaces. Existing self-storage facilities which currently have less than three spaces will be considered legal non-conforming uses, unless they expand their current facilities, at which time they would be required to meet the new minimum parking standards. Staff recommends in favor of the text amendment.

**STAFF RECOMMENDATION:**

**Approval of the text amendment.**



A RESOLUTION ADOPTING A  
STATEMENT OF CONSISTENCY REGARDING  
PROPOSED AMENDMENT TO THE  
CITY OF EDEN UNIFIED DEVELOPMENT ORDINANCE  
**CASE NUMBER Z-22-03**  
**TEXT 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 Planning Board of the City of Eden received a request to amend Article 6.04-C of the Unified Development Ordinance pertaining to parking for self-storage facilities.

STATEMENT OF NEED:

Currently, self-storage facilities are included under Manufacturing, Industrial & Wholesale Trade land uses in the UDO. The parking requirements for these uses are listed in Article 6.04-C, and specify one parking space per 1,000 square feet of floor space. Self-storage facilities typically do not employ more than one to two workers in the office and any time, and customer traffic is generally low, with customers typically parked for only short periods of time at their individual storage units; therefore, the "one space per 1,000 square feet of floor space" requirement is not applicable for this type of use. After reviewing existing self-storage facilities in the area, it was found that none have more than three or four designated parking spaces, if any. Three parking spaces is a reasonable requirement.

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 Board 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 Planning Board 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 24th day of May, 2022.

CITY OF EDEN PLANNING BOARD

By \_\_\_\_\_  
Jerry W. Holland, Jr., Chairman

ATTEST:

\_\_\_\_\_  
Kelly K. Stultz, Administrative  
Assistant to the Planning Board