# EDEN PLANNING BOARD APRIL 26, 2022

The regular meeting of the Eden Planning Board was held on Tuesday, April 26, 2022, at 6:00 P.M. in the front conference room at City Hall.

Members present: Eddie Barker Jerry W. Holland, Jr.

Fred Ramsey Carol Helms
Barbara Garland Steve Morgan
Frank Wyatt Terry Shelton

Members absent: Amelia Dallas

Gwen Taylor

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

Debra M. Madison, GIS Specialist

Others Present: Marvin Jones, Owner of Milestone Properties

Remote Attendance: Jake Petrosky, Director of Community

Planning at Stewart

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

#### **ROLL CALL:**

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. Steve Morgan seconded the motion and it pass unanimously.

# APPROVAL OF MINUTES OF THE REGULAR MEETING ON JANUARY 25, 2022.

A motion was made by Steve Morgan and seconded by Eddie Barker to approve the minutes as presented to all members. Motion passed unanimously.

#### **NEW BUSINESS:**

## A. Consideration of the adoption of the Eden Comprehensive Plan.

Debra Madison gave a brief description of the meetings held during the past year in developing the Eden Comprehensive Plan. The Plan is required by North Carolina General Statutes to be adopted prior to July 1, 2022. Debra introduced Jake Petrosky, Director of Community Planning for Stewart.

Jake presented a PowerPoint presentation highlighting the Action Plan that is the last step in completing the Comprehensive Plan. He also answered any questions that the Planning Board had about the Comp Plan in its entirety.

Steve Morgan made a motion to recommend to the City Council that the Eden Comprehensive Plan be adopted. Terry Shelton seconded the motion and it passed unanimously.

#### B. ZONING CASE Z-22-02 MAP AMENDMENT

- (1) Consideration of a zoning map amendment request to rezone property at 207, 211 and 217 E. Aiken Road from Residential 12 to Neighborhood Mixed Use. Submitted by Marvin L. Jones, Milestone Properties, Property Owner.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment request to rezone property at 207, 211 and 217 E. Aiken Road from Residential 12 to Neighborhood Mixed Use.

Kelly Stultz presented the Staff Report on the map amendment request providing the zoning history of the properties in question. Staff recommended that the zoning map amendment be approved.

Marvin Jones, Owner of Milestone Properties, owner of the properties, stated that he would be happy to answer any questions the board members had about the rezoning.

Eddie Barker made a motion to recommend to the City Council that the zoning request be approved and to adopt a Statement of Consistency for the rezoning. Carol Helms seconded the motion and it passed.

#### **OLD BUSINESS**

None

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

	Respectfully submitted,
Attest:	Kelly K. Stultz, Administrative Assistant To the Planning Board
Steve Morgan. Vice Chairman	