

EDEN PLANNING BOARD  
July 26, 2022

The regular meeting of the Eden Planning Board was held on Tuesday, July 26 2022, at 5:30 P.M. in the front conference room at City Hall.

Members present: Amelia Dallas Steve Morgan  
Fred Ramsey Terry Shelton  
Carol Helms Eddie Barker  
Jerry Holland

Members absent: Gwen Taylor, Barbara Garland, Frank Wyatt

Staff Present: Kelly K. Stultz, Planning & Community Development Director  
Debra M. Madison, GIS Specialist  
Stephanie Land, Administrative Assistant  
Jeff Alderman – Planner

Others Present: Seth Woodall, Matt Warman – On Behalf of The Wright Company

Jerry Holland; Chairman, called the meeting to order.

**ROLL CALL:**

The Chairman took note of the board members in attendance and established a quorum.

**SET MEETING AGENDA:**

A motion was duly made and seconded to set the meeting agenda. The motion passed unanimously.

**APPROVAL OF MINUTES OF THE REGULAR MEETING ON May 24, 2022.**

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

**NEW BUSINESS:**

**A. ZONING CASE Z-22-04 MAP AMENDMENT**

- (1) Consideration of a zoning map amendment request to rezone 34.34 acres off Gallagher's Way from Residential 20 to Neighborhood

Mixed Use. Application filed by Kenan Wright, Agent for Homer E. Wright, Jr., Property Owner.

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

Kelly Stultz presented the Staff Report on the zoning map amendment request to rezone Gallagher's Way from R20 to NMX.

There were discussion / questions between staff and EPB members.

Steve Morgan made a motion to recommend to the City Council that the zoning map amendment Z-22-04 be approved and to adopt the Statement of Consistency. Eddie Barker seconded the motion. The motion passed.

**B. ZONING CASE                      Z-22-05                      TEXT AMENDMENT**

- (1) Initiate a zoning case to amend the UDO to repeal or amend Articles pertaining to criminal penalties per changes in the NC General Statutes.
- (2) Consideration of a zoning text amendment to repeal or amend Articles of the Unified Development Ordinance pertaining to criminal penalties pursuant to amendments recently made to the NC General Statutes.
- (3) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment request to repeal or amend Articles pertaining to criminal penalties.

Kelly Stultz presented the Staff Report on the zoning text amendment to amend the UDO Articles pertaining to criminal penalties per changes in the NC General Statutes.

A motion was made and seconded to initiate a zoning amendment request to repeal or amend Articles pertaining to criminal penalties per changes in the NC General Statutes. The motion passed unanimously.

Steve Morgan made a motion to recommend to the City Council to repeal or amend Articles pertaining to criminal penalties from the Unified Development Ordinance and to adopt a Statement of Consistency. Fred Ramsey seconded the motion and the motion passed unanimously.

**OLD BUSINESS:**

None

**ITEMS FROM STAFF:**

None

**ITEMS FROM THE PLANNING BOARD:**

None

Steve Morgan made a motion to adjourn, the motion was second by Eddie Barker. 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