

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

**TUESDAY, March 26, 2024
5:30 P.M.**

1. Meeting called to order.
2. Roll Call.
3. Set Meeting Agenda.
4. Approval of minutes- regular PB meeting February 27, 2024.
5. Unfinished Business:
 - A. Sign consistency statements for Z-24-02 and Z-24-01.
6. New Business:

A. ZONING CASE Z-24-03 MAP AMENDMENT

(1) Consideration of a zoning map amendment request to rezone approximately 11.37 acres located on Meadow Road from Residential 20 (R20) to Residential 12 (R12) Application filed by Marvin Jones, for Milestone Properties of NC, INC., owner of property and President of Milestone Properties of NC, INC.

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

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

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

336-623-2110

**PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
ZONING MAP AMENDMENT REPORT
March 27, 2024**

CASE NUMBER:	Z-24-03
EXISTING ZONING DISTRICT:	Residential-20 (R-20)
REQUESTED ZONING DISTRICT:	Residential-12 (R-12)
APPLICANT:	Marvin Jones for Milestone Properties of NC Inc.
APPLICANT'S STATUS:	President

PROPERTY INFORMATION

LOCATION:	Vacant on Meadow Road
PIN:	708010468301
SIZE:	11.37
ACCESS:	Meadow Road
LAND USE:	Vacant
ZONING HISTORY:	R-20 in UDO and before 2021.

AREA INFORMATION

CHARACTERISTICS:	Relatively Flat and located in an area that already has city services.	
ADJACENT ZONING:	North:	R-20
	East:	R-20
	West:	R-12 CZ
	South:	R-20

PLANNING AND DEVELOPMENT INFORMATION

STREET IMPROVEMENTS:	Yes
PUBLIC WATER AVAILABLE:	Yes
2022 COMPREHENSIVE PLAN:	Traditional
FLOOD HAZARD AREA:	No
WATER SUPPLY WATERSHED:	Smith River Protected Area

STAFF ANALYSIS

The request is to rezone property located off Meadow Road from R-20 to R-12. The subject parcel has been the site of a single dwelling and acreage. With city services available and proximity to Meadow Road this property is in a prime area for subdivided infill development

The Eden Comprehensive Plan indicates this property as being in a traditional neighborhood development area. The Traditional Neighborhood area is comprised predominantly of older neighborhoods that grew around Eden's historic downtowns. These areas feature smaller lots and provide a transition from the more urban downtowns (Town Center areas) to suburban residential areas. The Traditional Neighborhood category is designed to retain established neighborhoods and maintain their historic character while allowing some flexibility of housing types. Single-family homes are located on small lots that match existing patterns. Development in the Traditional Neighborhood areas can include a variety of housing types including single family homes, duplexes, townhomes, pocket neighborhoods, and well-designed house-scale multifamily buildings. To encourage walkability to the Town Center areas, streets should have pedestrian facilities. Infill is encouraged on vacant parcels.

Uses and Intensity

- **Typical Uses:** Residential (all forms)
- **Gross Residential Density:** 4-8 Dwelling Units per Acre (DUA)
- **Unit Type and Open Space:** Mostly single-family units, however a mix of housing unit types is allowed for infill if designed to fit with existing properties. Infill subdivisions should incorporate some public space in the form of preserved natural features or more formal open space such as common greens, plazas, and/or playgrounds. This property was zoned R-20 under the UDO with us having the expectation that the property would likely need to change before development.

The City of Eden is in need of housing of all types and infill development is always encouraged.

Based upon the aforementioned information, staff recommends in favor of the request.

STAFF RECOMMENDATION:

Approval of the request

A RESOLUTION ADOPTING A
STATEMENT OF CONSISTENCY REGARDING
PROPOSED AMENDMENT TO THE
CITY OF EDEN UNIFIED DEVELOPMENT ORDINANCE
CASE NUMBER Z-24-03
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, In May of 2022, the Eden City Council adopted the City of Eden Comprehensive Plan. Such plans 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 of Eden Planning Board received a request to rezone vacant land on Meadow Road

STATEMENT OF NEED:

The property in question would satisfy a need in our community for housing.

STATEMENT OF CONSISTENCY:

The property is denoted in the City of Eden Comprehensive Plan as Traditional Neighborhood area is comprised predominantly of older neighborhoods that grew around Eden's historic downtowns. These areas feature smaller lots and provide a transition from the more urban downtowns (Town Center areas) to suburban residential areas. The Traditional Neighborhood category is designed to retain established neighborhoods and maintain their historic character while allowing some flexibility of housing types. Single-family homes are located on small lots that match existing patterns. Development in the Traditional Neighborhood areas can include a variety of housing types including single family homes, duplexes, townhomes, pocket neighborhoods, and well-designed house-scale multifamily buildings. To encourage walkability to the Town Center areas, streets should have pedestrian facilities. Infill is encouraged on vacant parcels.

WHEREAS, The Board finds that this amendment will be consistent with the goals and policies expressed in the Comprehensive 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.

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 2022 City of Eden Comprehensive Plan.
2. At no time are land use regulations or plans of the City of Eden, nor any jurisdiction in the State of North Carolina, be 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 not reasonable nor is it in the public's best interest.

Approved, adopted and effective this 26th day of February 2024.

CITY OF EDEN PLANNING BOARD

By: _____
Jerry Holland, Jr

ATTEST:

Kelly K. Stultz, Administrative
Assistant to the Planning Board

ZONING CASE

Z-24-0

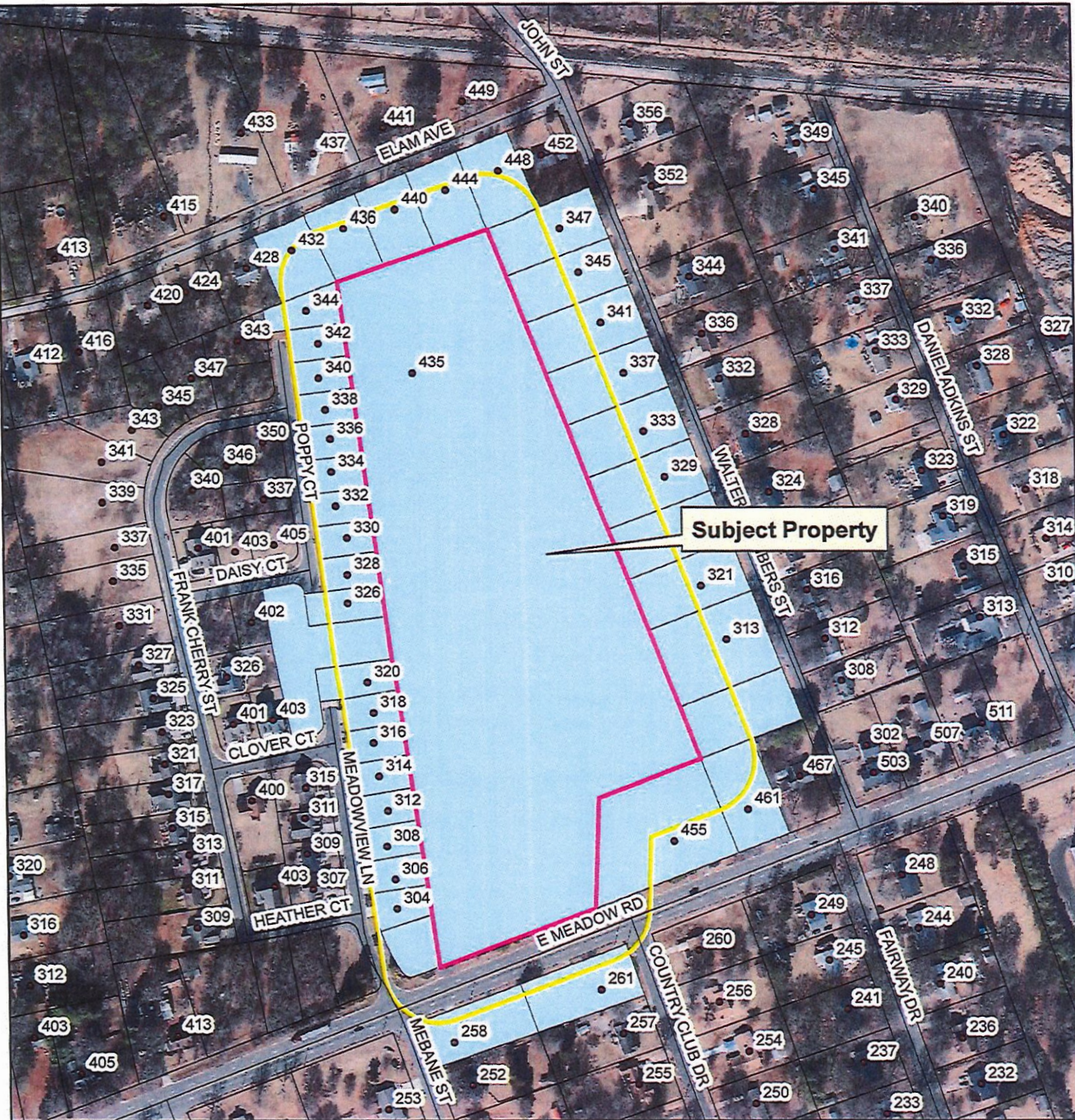
BUFFER MAP



PIN
7080-10-46-8301

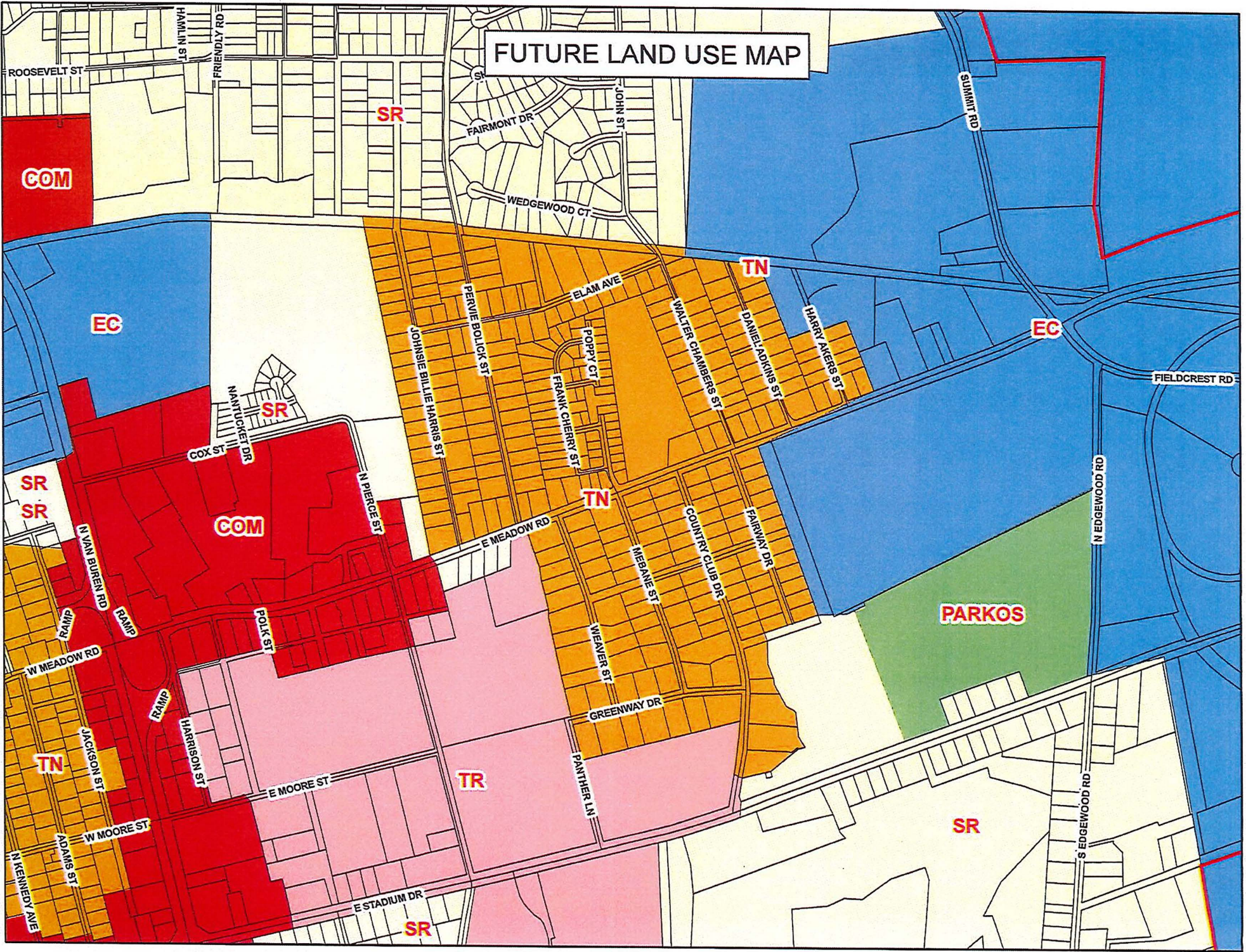
Zoned:
Residential 20

Request:
Residential 12



Subject Property

FUTURE LAND USE MAP



COM

SR

FUTURE LAND USE MAP

EC

TN

EC

SR

SR

COM

TN

PARKOS

TN

TR

SR

SR

ZONING CASE

Z-24-03

ZONING MAP

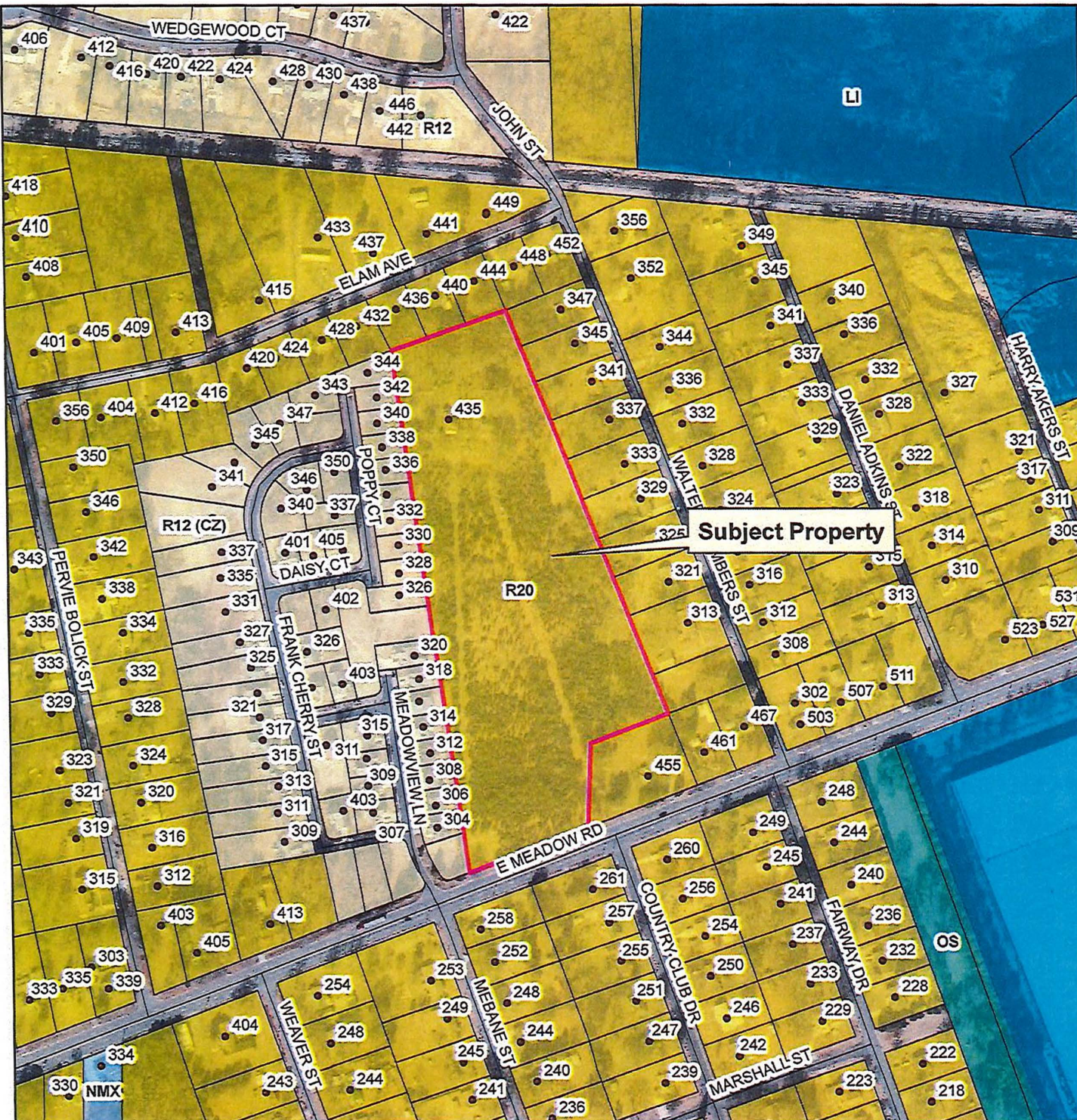


PIN

7080-10-46-8301

**Zoned:
Residential 20**

**Request:
Residential 12**



ZONING CASE

Z-24-03

AERIAL MAP



PIN
7080-10-46-8301

Zoned:
Residential 20

Request:
Residential 12



Subject Property



Rezoning (Map 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

CONTACT INFORMATION

Contact Name Marvin Jones
Contact Address 351 W. Meadow Rd
City Eden State NC Zip 27288
Phone Number ~~336-520-2381~~ Email marv@milestonenc.com
Contact's Property Interest or Legal Relationship to Owner Owner

PROPERTY OWNER INFORMATION

Property Owner Name Marvin Jones
Property Owner Mailing Address 351 W. Meadow Rd
City Eden State NC Zip 27288
Phone 336-520-2381 Email marv@milestone.nc.com

PROPERTY INFORMATION

Tax Property ID No. (PIN) 708010468301
Recently purchased - Deed not update
Deed Book and Page No. _____
Physical Address 435 E. Meadow Rd
City Eden State NC Zip 27288
Year Current Owner Acquired Property 2024 Acreage 11.82
Public Water Available? Yes No Public Sewer Available? Yes No
Current Use of Property _____
City Jurisdiction: In-City Limits ETJ
Existing land use/zoning on adjoining properties:

North: -
South: -
East: R12 - The Meadows
West: R20



Rezoning (Map 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

standards, allowed in the general zoning district upon which the Conditional Zoning District is based. Uses not otherwise permitted within the general zoning district shall not be permitted within the Conditional Zoning District.

2. General traffic routes (external and internal) to and from the development with major access points identified.
3. Tabular data, including the range and scope of proposed land uses, proposed densities, floor area ratios and impervious surface ratios as applicable to development type; and land areas devoted to each type of general land use and phase of development.
4. A proposed development schedule if the project is to be phased.

Proposed Land Use(s): Stafford Meadows
Housing Development - Single Family 3-Bed - 2 Bath
Homes - would like to have rezoned to
R12 -

Proposed Conditions Offered by Applicant: _____

APPLICANT/OWNER 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 rezoning (map amendment).

Applicant Signature [Signature] Date 2-23-2024
Property Owner Signature [Signature] Date 2-23-2024

Office Use Only

Staff Member (Initial upon Receipt) Stephanie H. Rand Date 2/23/2024
Application Number Z-24-03 Fee Paid 2/23/2024

EDEN PLANNING BOARD
February 27, 2024

The regular meeting of the Eden Planning Board was held on Tuesday, February 27, 2024, at 5:30 P.M. in the front conference room at City Hall.

Members present: Gwen Taylor Frank Wyatt
 Eddie Barker Terry Shelton
 Fred Ramsey Steve Morgan
 Jerry Holland Barbara Garland

Members absent: Carol Helms
 Cory Byrd

Staff Present: Kelly K. Stultz, Planning & Community Development Director
 Stephanie Land, Planning & Community Development
 Ken White, Economic Development

Others Present: None

Jerry Holland, Chairman, called the meeting to order.

ROLL CALL:

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

SWEARING in of Board Members:

Fred Ramsey, Gwen Taylor, and Steve Morgan

Stephanie Land, State of North Carolina Notary Public notarized the swearing in of each member above.

ELECTION OF OFFICERS:

Jerry Holland – Chair
Eddie Barker – Vice Chair

Steve Morgan made a motion to approve Jerry Holland as Chair and Eddie Barker as Vice Chair. Eddie Barker seconded the motion. The motion passed unanimously.

SET MEETING AGENDA:

A motion was made by Steve Morgan and seconded by Eddie Barker to set the meeting agenda. The motion passed unanimously.

NEW BUSINESS:

A. ZONING CASE Z-24-01 MAP AMENDMENT

(1) Consideration of a zoning map amendment request to rezone approximately 1.5 acres+ of vacant land located on Ashby Street from Residential 12 (R12) to Residential Agricultural (RA). Application filed by Trent Prater, Oakwood Homes, Agent for Carol and Lindsay Slayton, owners of property.

(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 approximately 1.5 acres located on Ashby Street from Residential 12 (R12) to Residential Agricultural (RA).

There were discussion / questions between staff and EPB members.

A motion was made by Steve Morgan to recommend to the City Council that the zoning map amendment Z-24-01 be denied and to approve the Statement of Consistency. Terry Shelton seconded the motion. The motion passed unanimously.

B. ZONING CASE Z-24-02 MAP AMENDMENT

(1) Consideration of a zoning map amendment request to rezone approximately 1.03 acres located on Harrison Street from Residential 20 (R20) to Neighborhood Mix (NMX). Application filed by Augustine Aguirre, owner of the property.

(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 approximately 1.03 acres located on Harrison St. from Residential-20 (R20) to Neighborhood Mix (NMX).

There were discussion / questions between staff and EPB members.

A motion was made by Eddie Barker to recommend to the City Council that the zoning map amendment Z-24-02 be approved, as amended, and to adopt the

Statement of Consistency. Steve Morgan seconded the motion. The motion passed unanimously.

OLD BUSINESS:

None.

ITEMS FROM STAFF:

None.

ITEMS FROM THE PLANNING BOARD:

None.

ADJOURNMENT:

Steve Morgan made a motion to adjourn; the motion was second by Eddie Barker. The motion passed.

Respectfully submitted,

Kelly K. Stultz, Administrative Assistant
To the Planning Board

Attest:

Jerry W. Holland, Jr., Chairman