

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.

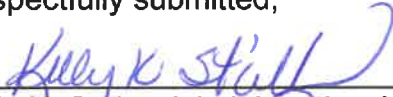
ITEMS FROM THE PLANNING BOARD:

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:



Eddie Barker, Vice Chairman