

**PLANNING BOARD AGENDA  
REGULAR MEETING  
TUESDAY, JANUARY 26, 2021  
4:00 P.M. VIA ZOOM**

<https://zoom.us/j/95701436321?pwd=TUdTMmZ2d3ZxaUxwSid5WEExYTHBHUT09>

See note below

1. Meeting called to order.
2. Roll Call.
3. Set Meeting Agenda.
4. Approval of minutes of the regular meeting on September 22, 2020.
5. New Business:

**ZONING CASE**

**Z-21-01**

**MAP AMENDMENT**

- (1) Consideration of a request to rezone property located at 804 N. Van Buren Road from R12 to NMX.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment to rezone property located at 804 N. Van Buren Road from R12 to NMX.

**ZONING CASE**

**Z-21-02**

**MAP AMENDMENT**

- (3) Consideration of a request to rezone property located at 206 Warehouse Street from NMX to LI.
  - (4) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment to rezone property located at 206 Warehouse Street from NMX to LI.
6. Items from Staff:
  7. Items from the Planning Board:
  8. Adjournment.

**We need to be sure that we will have a quorum.  
If Debra hasn't spoken with you by telephone or you  
have not responded to an email, please call the office at 336-623-2110 option 2.**

**We can have 4 or 5 people in the front conference room for this meeting.  
Let me know if you would like to come to City Hall for this meeting.**

**CONTINUED ON NEXT PAGE**

**We have been asked to move the special meeting from February 3 to February 10.**

Please let me know if you are available for a Zoom meeting on  
Wednesday, February 10, 2021, at 3:30 p.m.  
Again, we would be able to have a few people in the front conference room.

EDEN PLANNING BOARD  
SEPTEMBER 22, 2020

A regular meeting of the Eden Planning Board was held on Tuesday, September 22, 2020, at 4:00 P.M. in the Eden Room at City Hall.

Members present:

Eddie Barker	Frank Wyatt
Gwen Taylor	Carol Helms
Fred Ramsey	Steve Morgan
Amelia Dallas	Matthew Smith
Jerry W. Holland, Jr.	

Members absent: Barbara Garland

Staff Present: Kelly K. Stultz, Planning Director  
Debra M. Madison, Local Codes Administrator/GIS Analyst

\*Excused absence.

Chairman, Matthew W. Smith, called the meeting to order.

**ROLL CALL:**

Debra Madison took note of everyone that was present and established a quorum.

**SET MEETING AGENDA:**

A motion was made by Steve Morgan and seconded by Jerry Holland to set the meeting agenda as mailed to all members. Motion passed unanimously.

**APPROVAL OF MINUTES OF THE REGULAR MEETING ON AUGUST 25, 2020.**

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

**NEW BUSINESS:**

**ZONING CASE**

**Z-20-05**

**MAP AMENDMENT**

- (1) Consideration of the new Zoning, Watershed, Flood and Outdoor Advertising Overlay maps as required by the newly adopted Unified Development Ordinance.

- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed maps.

Kelly Stultz gave the Staff Report that included a recommendation that the Zoning, Watershed, Flood and Outdoor Advertising Overlay maps be approved.

After discussion and questions, Steve Morgan made a motion to recommend approval of the maps to the City Council and adopt the Consistency Statement. The motion was seconded by Eddie Barker and passed unanimously.

**ITEMS FROM STAFF:**

The members were reminded that the City Council would have a public hearing to consider the adoption of the maps presented at this meeting and their presence would be appreciated to show support.

**ITEMS FROM THE PLANNING BOARD:**

None

**ADJOURNMENT:**

There being no further business to come before the Board, a motion duly made by Steve Morgan and seconded by Jerry Holland for adjournment passed unanimously.

Respectfully submitted,

Attest:

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

\_\_\_\_\_  
Matthew W. Smith, Chairman

**PLANNING AND INSPECTIONS DEPARTMENT  
ZONING CASE REPORT  
January 14, 2021**

---

<b>CASE NUMBER:</b>	<b>Z-21-01</b>
<b>EXISTING ZONING DISTRICT:</b>	<b>R12</b>
<b>REQUESTED ZONING DISTRICT:</b>	<b>NMX</b>
<b>APPLICANT:</b>	<b>Planning Board</b>

---

**PROPERTY INFORMATION**

---

<b>LOCATION:</b>	804 N. Van Buren Rd.
<b>PIN:</b>	7070-0899-0656
<b>SIZE:</b>	.34 acres
<b>ACCESS:</b>	Van Buren Rd. and Virginia St.
<b>LAND USE:</b>	Former commercial (currently vacant)
<b>PHYSICAL CHARACTERISTICS:</b>	Narrow parcel containing two vacant buildings
<b>ZONING HISTORY:</b>	Formerly zoned BG; rezoned to R12 in 2020

---

**AREA INFORMATION**

---

<b>CHARACTERISTICS:</b>	Bordered on the north by vacant R12 property; bordered on the south by a parcel of NMX commercial property and NCDOT right-of-way (Aiken Rd.); bordered on the west by NC Hwy.14; bordered on the east (across Virginia St.) by NMX commercial property.		
<b>ADJACENT ZONING:</b>	North:	R12	
	South:	ROW	
	East:	NMX	
	West:	ROW	

---

**PLANNING AND DEVELOPMENT INFORMATION**

---

<b>STREET IMPROVEMENTS:</b>	Yes
<b>PUBLIC WATER AVAILABLE:</b>	Yes
<b>PUBLIC SEWER AVAILABLE:</b>	Yes

LAND DEVELOPMENT PLAN (2007): Traditional Neighborhood

FLOOD HAZARD AREA: None

WATER SUPPLY WATERSHED: WS-IV

---

---

### STAFF ANALYSIS

---

---

The request is to rezone approximately .34 acres from R12 (Residential 12) to NMX (Neighborhood Mixed Use). The R12 residential district is established for residential developments and related recreational, religious and educational facilities. They are intended to act as transitional zoning districts between rural development and the more urban development of the City. These regulations are further intended to discourage any use which would be detrimental to the predominantly residential nature of the areas included within the district. The NMX district is intended to provide pedestrian-scaled, higher density residential housing and opportunities for limited scaled commercial and office activities. Development in this district should encourage pedestrian activity through construction of mixed-use buildings and connections to adjacent neighborhoods. Buildings in this district are typically smaller in scale and detached.

The subject parcel is situated at the conjunction of NC Hwy. 14 (Van Buren Rd.), Aiken Road and Virginia Street. The property was previously zoned BG (Business General) and until recently contained a commercial retail business. It was rezoned as part of the Unified Development Ordinance (UDO) in 2020. Due to the parcel's location at the intersection of three major roads, and due to the surrounding commercial uses (zoned NMX), this property should also be zoned NMX, as it is not suitable for a residential use. Therefore, staff recommends rezoning the property NMX to conform to the similar uses around it.

Based upon the character of the area and the other commercial uses in the area, staff recommends approval of the request.

**STAFF RECOMMENDATION:**

**Approval of the NMX request.**





**ZONING CASE**

**Z-21-01**

**AERIAL MAP**



**804 N. Van Buren Road**

**Zoned:  
Residential-12**

**Request:  
Neighborhood Mixed Use**



**ZONING CASE**

**Z-21-01**

**ZONING MAP**



**804 N. Van Buren Road**

**Zoned:  
Residential-12**

**Request:  
Neighborhood Mixed Use**





A RESOLUTION ADOPTING A  
STATEMENT OF CONSISTENCY REGARDING  
PROPOSED AMENDMENT TO THE  
CITY OF EDEN ZONING ORDINANCE  
**CASE NUMBER Z-21-01**  
**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, 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 City of Eden Planning Board received a request for an amendment to the Zoning Ordinance to rezone the property at 804 N. Van Buren Rd. from R12 to NMX.

STATEMENT OF NEED:

The subject parcel is located in an area of primarily commercial use. The NMX district is designed for pedestrian scale, higher density residential housing and limited scaled commercial and office activities.

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 Zoning 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 Zoning Ordinance is reasonable and in the public's best interest.

Approved, adopted and effective this 26th day of January, 2021.

CITY OF EDEN PLANNING BOARD

By \_\_\_\_\_  
Matthew W. Smith, Chair

ATTEST:

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

**PLANNING AND INSPECTIONS DEPARTMENT  
ZONING CASE REPORT  
January 14, 2021**

---

<b>CASE NUMBER:</b>	<b>Z-21-02</b>
<b>EXISTING ZONING DISTRICT:</b>	<b>NMX</b>
<b>REQUESTED ZONING DISTRICT:</b>	<b>LI</b>
<b>APPLICANT:</b>	<b>Phil Price</b>
<b>APPLICANT STATUS:</b>	<b>Property Owner Representative</b>

---

**PROPERTY INFORMATION**

---

<b>LOCATION:</b>	206 Warehouse St.
<b>PIN:</b>	7070-1574-4852
<b>SIZE:</b>	10.42 acres
<b>ACCESS:</b>	Warehouse St.
<b>LAND USE:</b>	Former industrial (currently vacant)
<b>PHYSICAL CHARACTERISTICS:</b>	Large parcel containing two vacant industrial buildings
<b>ZONING HISTORY:</b>	Formerly zoned I-1; rezoned to NMX in 2020

---

**AREA INFORMATION**

---

<b>CHARACTERISTICS:</b>	Bordered on the north and east by vacant NMX properties; bordered on the south by NMX property containing a vacant former textile mill (Nantucket Mill); bordered on the west (across Warehouse St.) by vacant NMX property and one R12 residential property.		
<b>ADJACENT ZONING:</b>	North:	NMX	
	South:	NMX	
	East:	NMX	
	West:	NMX and R12	

---

**PLANNING AND DEVELOPMENT INFORMATION**

---

<b>STREET IMPROVEMENTS:</b>	Yes
-----------------------------	-----

PUBLIC WATER AVAILABLE: Yes  
PUBLIC SEWER AVAILABLE: Yes  
LAND DEVELOPMENT PLAN (2007): Commercial  
FLOOD HAZARD AREA: None  
WATER SUPPLY WATERSHED: WS-IV (Critical)

---

---

### STAFF ANALYSIS

---

---

The request is to rezone approximately 10.42 acres from NMX (Neighborhood Mixed Use) to LI (Light Industrial). The NMX district is intended to provide pedestrian-scaled, higher density residential housing and opportunities for limited scaled commercial and office activities. Development in this district should encourage pedestrian activity through construction of mixed-use buildings and connections to adjacent neighborhoods. Buildings in this district are typically smaller in scale and detached. The LI district is intended to accommodate extremely benign industrial and office uses that pose little nuisance to adjacent residential areas.

The subject parcel is located on Warehouse Street in a former industrial area. The property was recently rezoned to NMX as part of the Unified Development Ordinance (UDO) in hopes of redeveloping the former textile mill buildings into mixed use commercial and residential property. The property contains two former industrial buildings which are still suitable for light industrial uses, such as warehousing. Therefore, the property owner has requested to retain the former zoning for potential light industrial use. Staff is of the opinion that rezoning the property back to LI would not be detrimental to the surrounding area and possible future development, since the LI district is very limited in what types of industrial uses may be allowed. Therefore staff recommends in favor of the LI rezoning.

Based upon the character of the area and the other uses in the area, staff recommends approval of the request.

**STAFF RECOMMENDATION:** **Approval of the LI request.**



**ZONING CASE**

**Z-21-02**

**AERIAL MAP**



**Subject Property**

**206 Warehouse Street**

**Zoned:  
Neighborhood Mixed Use**

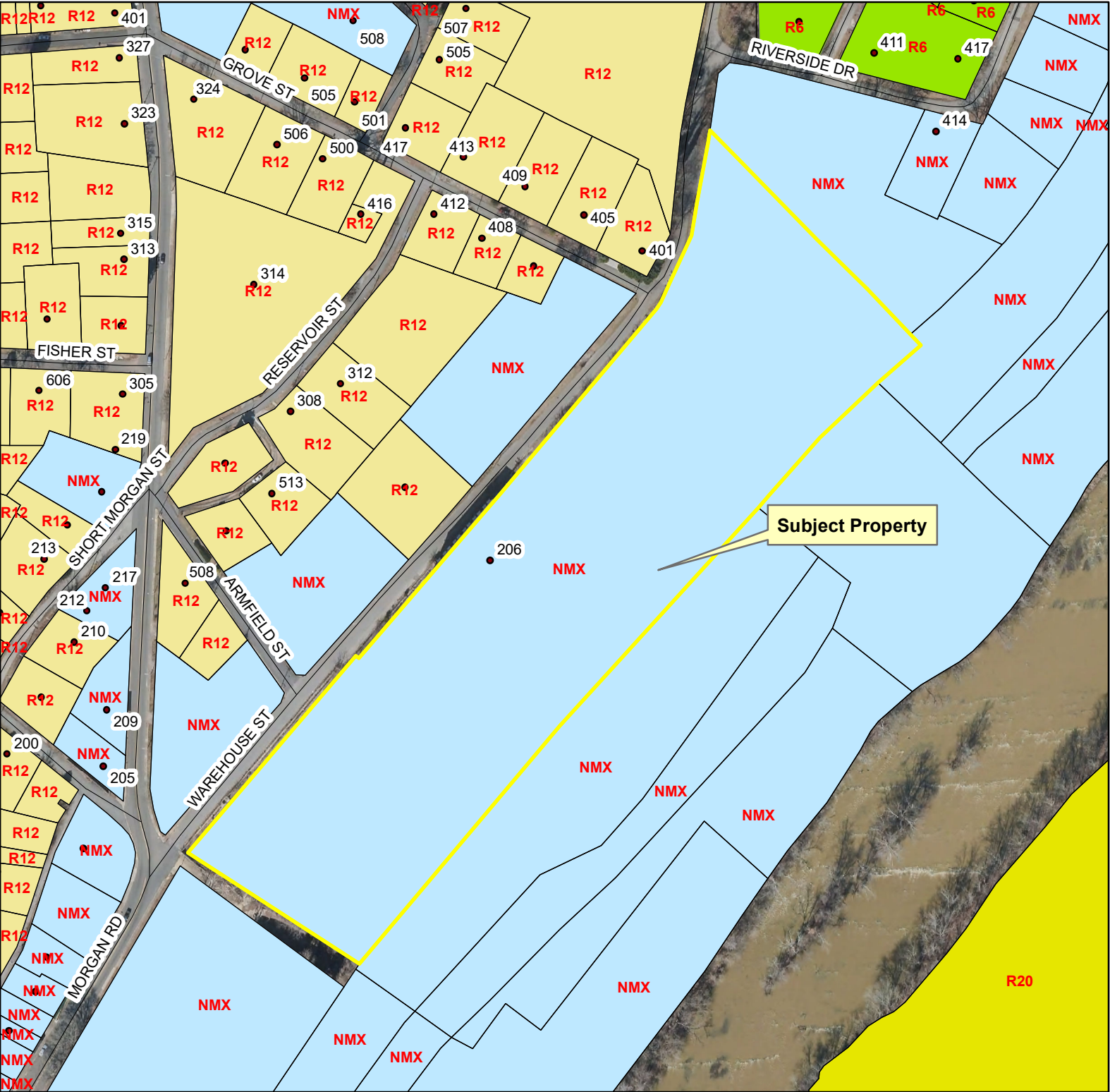
**Request:  
Light Industrial**



**ZONING CASE**

**Z-21-02**

**ZONING MAP**



**Subject Property**

**206 Warehouse Street**

**Zoned:  
Neighborhood Mixed Use**

**Request:  
Light Industrial**

A RESOLUTION ADOPTING A  
STATEMENT OF CONSISTENCY REGARDING  
PROPOSED AMENDMENT TO THE  
CITY OF EDEN ZONING ORDINANCE  
**CASE NUMBER Z-21-02**  
**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, 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 City of Eden Planning Board received a request for an amendment to the Zoning Ordinance to rezone the property at 206 Warehouse St. from NMX to LI.

STATEMENT OF NEED:

The subject parcel is located in an area of former textile mills which was rezoned to NMX in 2020 as part of the Unified Development Ordinance (UDO). The NMX district is designed for pedestrian scale, higher density residential housing and limited scaled commercial and office activities. The LI district is intended to accommodate extremely benign industrial and office uses that pose little nuisance to adjacent residential areas.

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 Zoning 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 Zoning Ordinance is reasonable and in the public's best interest.

Approved, adopted and effective this 26th day of January, 2021.

CITY OF EDEN PLANNING BOARD

By \_\_\_\_\_  
Matthew W. Smith, Chair

ATTEST:

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