

acres off Stadium Drive PIN 7080-1952-0369 from R20 to NMX. Submitted by Kenan Wright, Representative for Meadow Greens Place, LLC, Homer E. Wright, Jr., MG Holding, LLC and DR Development Corp., Property Owners.

- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment to rezone the seven properties in paragraph 1 from R20 and R20 (CZ) to NMX.

ZONING CASE

Z-21-08

MAP AMENDMENT

- (1) Consideration of a zoning map amendment to rezone the property located at 414 S. New Street from Heavy Industrial (HI) to Residential-Agricultural. Submitted by Luther Patterson, Property Owner.
 - (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment to rezone 414 S. New Street from Heavy Industrial to Residential-Agricultural.
6. Items from Staff:
 7. Items from the Planning Board:
 8. Adjournment.

**PLEASE CALL THE PLANNING AND COMMUNITY DEVELOPMENT
DEPARTMENT IMMEDIATELY
TO LET US KNOW YOUR PLANS FOR ATTENDING THE MEETING
336-623-2110 OPTION 2**

EDEN PLANNING BOARD
MARCH 30, 2021

A special meeting of the Eden Planning Board was held on Tuesday, March 30, 2021, at 4:00 P.M. in person and via Zoom.

Members present:

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

Members absent: Matthew Smith*

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

*Excused absence.

Vice-Chairman, Jerry W. Holland, called the meeting to order.

ELECTION OF OFFICERS:

Eddie Barker nominated Matt Smith to serve as Chairman. Steve Morgan seconded the motion and it passed unanimously.

Steve Morgan nominated Jerry Holland to serve as Vice-Chairman. Carol Helms seconded the motion and it passed unanimously.

ROLL CALL:

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

SET MEETING AGENDA:

A motion was made by Carol Helms, seconded by Eddie Barker to set the meeting agenda as mailed to all members. Motion passed unanimously.

APPROVAL OF MINUTES OF THE REGULAR MEETING ON JANUARY 16, 2021.

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

NEW BUSINESS:

ZONING CASE

Z-21-03

TEXT AMENDMENT

- (1) Initiate an action to amend Article 5.15 of the UDO to provide for Accessory Structures in the Residential-Agricultural District.
- (2) Consideration of a zoning text amendment to amend Article 5.15 of the UDO to provide for Accessory Structures in the Residential-Agricultural District.
- (3) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment to amend Article 5.15 of the UDO to provide for Accessory Structures in the Residential-Agricultural District.

Kelly Stultz explained that the provisions for accessory structures in Residential-Agricultural were not included in the UDO effective January 1, 2021. Kelly talked to county officials about their regulations on accessory structures. Most of our surrounding districts do not have restrictions on the size of accessory structures in RA. She gave the Planning Board options:

- i) Initiate the action and recommend to the City Council that the amendment be adopted as presented;
- ii) Initiate the action and change what is allowed in RA;
- iii) Send it back to the Planning Staff to study it more and bring it back next month; or
- iv) Turn it down completely.

Frank Wyatt made a motion to send it back to the Planning Staff for further study and bring it back next month. Motion passed unanimously.

ZONING CASE

Z-21-04

MAP AMENDMENT

- (1) Initiate an action to amend the Zoning Map to rezone six (6) properties on East Stadium Drive, Gilley Road and Jarrett Road from Neighborhood Mixed Use (NMX) to Heavy Industrial (HI).
- (2) Consideration of a rezoning map amendment to rezone properties identified as 836 E. Stadium Drive (7090-1304-6878), 816 E. Stadium Drive (7090-1304-1787), Vacant Lot on E. Stadium Drive (7090-1304-3832), 805 Jarrett Road (7090-1304-2598), 814 E. Stadium Drive (7080-1694-9514), 123 Gilley Road (7090-1304-0131) and **Portion of a lot on Gilley Road (Portion of 7090-13-03-4759)** from Neighborhood Mixed Use (NMX) to Heavy Industrial (HI).

(3) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment to rezone the six properties identified in paragraph 2 from Neighborhood Mixed Use (NMX) to Heavy Industrial (HI).

Kelly presented the staff report clarifying that there are actually seven (7) parcels that need to be rezoned and staff recommends that the amendment be approved.

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

ZONING CASE

Z-21-05

TEXT AMENDMENT

(1) Initiate an action to amend Article 5.06 of the UDO to allow Automobile/Vehicle Sales, Rental, Service & Minor Repair to be permitted with standards in the Business Central (BC) and Neighborhood Mixed Use (NMX) Districts.

(2) Consideration of a zoning text amendment to amend Article 5.06 of the UDO to allow Automobile/Vehicle Sales, Rental, Service & Minor Repair to be permitted with standards in the Business Central (BC) and Neighborhood Mixed Use (NMX) Districts.

(3) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment to amend Article 5.06 of the UDO.

Kelly Stultz presented the Staff Report with a recommendation that the text amendment be approved.

Steve Morgan made a motion to recommend approval of the text amendment to the City Council and adopt the Consistency Statement. Eddie Barker seconded the motion and it passed unanimously.

ITEMS FROM STAFF:

None

ITEMS FROM THE PLANNING BOARD:

None

ADJOURNMENT:

There being no further business to come before the Board, a motion duly made by and seconded 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 TEXT AMENDMENT REPORT
April 16, 2021**

CASE NUMBER: Z-21-03

REQUESTED ACTION: To amend Article 5.15 to add provisions for accessory structures in the RA district.

APPLICANT: Planning Board

EXISTING TEXT

Article 5.15 (A)(1)

- e. **Maximum accessory building area.** The total gross floor area for all accessory buildings for single-family and two-family dwellings shall not exceed 50 percent of the gross floor area of the principal building or 600 square feet, whichever is greater.
-

PROPOSED TEXT

Article 5.15 SUPPLIMENTAL USE STANDARDS – OTHER

A. ACCESSORY STRUCTURES

1. Residential accessory structures

- e. **Maximum accessory building area.** The total gross floor area for all accessory buildings for single-family and two-family dwellings shall not exceed 50 percent of the gross floor area of the principal building or 600 square feet, whichever is greater, except in the RA District as provided for in paragraph (f) below
- f. The maximum square footage for residential accessory structures is limited by Article 5.15(A)(1)(e) of this ordinance to one-half (1/2) the square footage of the dwelling unit or 600 square feet whichever is greater. An increased number of square feet shall be permitted in the RA district as follows:

In the RA District, the following shall apply:

1. Tracts of land containing from 20,000 square feet up to one (1) acre in area shall remain as per Article 5.15(A)(1)(e).
2. Tracts of land containing more than one (1) acres and less than three (3) acres shall be permitted the ordinance maximum per Article 5.15(A)(1)(e) plus 250 square feet of additional accessory structure gross floor area.

3. Tracts of land containing in excess of one (1) acre shall not be limited on accessory structure gross floor area.

Subparagraphs f and g shall be renumbered to g and h

GENERAL INFORMATION

This request was submitted by the Planning Board.

STAFF ANALYSIS

This amendment was submitted to correct an omission in the Unified Development Ordinance (UDO) which was effective on January 1, 2021. No specific provisions for accessory structures in the Residential Agricultural (RA) were specified. This amendment is necessary to provide regulations for residential accessory structures in this district and to provide for accessory structures for farm use and on large agricultural tracts. Per the NC General Statutes, accessory structures associated with a bona fide farm are exempt from such regulations.

The RA District is intended to accommodate lower-density residential and agricultural uses. Areas within this district may be restricted due to lack of available utilities, unsuitable soil types or steep slopes.

Based upon the foregoing information, staff recommends approval of the text amendment.

STAFF RECOMMENDATION:

Approval of the text amendment.

A RESOLUTION ADOPTING A
STATEMENT OF CONSISTENCY REGARDING
PROPOSED AMENDMENT TO THE
CITY OF EDEN UNIFIED DEVELOPMENT ORDINANCE
CASE NUMBER Z-21-03
TEXT 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 initiated a request to adopt standards for accessory structures in the RA zoning district.

STATEMENT OF NEED:

This amendment was submitted to correct an omission in the Unified Development Ordinance (UDO) which was effective on January 1, 2021. No specific provisions for accessory structures in the Residential Agricultural (RA) were specified. This amendment is necessary to provide regulations for residential accessory structures in this district and to provide for accessory structures for farm use and on large agricultural tracts.

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

Approved, adopted and effective this 27th day of April, 2021.

CITY OF EDEN PLANNING BOARD

By: _____
Matthew W. Smith, Chairman

ATTEST:

Kelly K. Stultz, Administrative
Assistant to the Planning Board

**PLANNING AND INSPECTIONS DEPARTMENT
ZONING TEXT AMENDMENT REPORT
April 12, 2021**

CASE NUMBER: Z-21-06

REQUESTED ACTION: To amend Article 5.06-F to allow Religious Institutions (churches) to be permitted without standards in the RMX and NMX districts.

APPLICANT: Planning Board

EXISTING TEXT

Article 5.06	LAND USE TYPE		RMX	NMX
F.	Religious Institutions	-	PS	PS

PROPOSED TEXT

Article 5.06	LAND USE TYPE		RMX	NMX
F.	Religious Institutions	-	P	P

GENERAL INFORMATION

This request was submitted by the Planning Board.

STAFF ANALYSIS

This amendment was submitted to correct an omission in the Unified Development Ordinance (UDO) which was effective on January 1, 2021. Currently, this use is permitted with standards in the RMX and the NMX district. This amendment would allow this use without standards in both the RMX and NMX districts.

The RMX District is established to accommodate a variety of housing types in a neighborhood setting and is intended to provide areas for higher density residential development near commercial areas such as the BC, NMX and BH districts. The intent is to create higher density residential areas that compliment commercial districts with physical proximity and pedestrian connectivity. The NMX District is intended to provide pedestrian-scaled, higher density residential housing and opportunities for limited scaled commercial & 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 new Unified Development Ordinance (UDO) currently allows Religious Institutions with standards in both the RMX and NMX districts. There are currently existing churches and religious institutions located in both of these districts. The former Zoning Ordinance allowed this type of use in both residential and commercial or mixed use districts. This amendment would allow this type of use in these districts without standards. Staff is of the opinion that allowing churches would not be detrimental to the intent of either district, and that such uses should be allowed.

Based upon the foregoing information, staff recommends approval of the text amendment.

STAFF RECOMMENDATION:

Approval of the text amendment.

LAND USE TYPE:	RA	R-20	R-12	R-6	RMX	NMX	B-C	B-H	LI	HI	OS
Child/Adult Day Care (more than 8)	PS	PS	PS	PS	PS	PS	-	PS	-	-	-
College or University (limit size of 5,000 sf on first floor)	-	-	-	-	-	S	PS	S	-	-	-
Community Support Facility	-	-	-	-	-	S	S	S	-	-	-
Conference/Convention Center	S	-	-	-	-	-	P	P	-	-	-
Correctional Institution	-	-	-	-	-	-	-	-	S	S	-
Special Events Center	S	-	-	-	-	P	P	P	-	-	-
Halfway House	-	-	-	-	-	S	-	-	-	-	-
Hospital	-	-	-	-	-	P	-	P	P	-	-
Museum/Library/Cultural Facility	-	-	-	-	-	P	P	P	-	-	P
Public Administration/Civic Meeting Facilities	P	-	-	-	P	P	P	P	-	-	P
Public Safety Station	P	P	-	-	S	PS	P	P	P	P	P
Recreation Facility (Indoor)	P	P	P	P	P	P	P	P	P		P
Recreation Facility (Outdoor)	P	P	P	P	P	P	P	P	-	-	P
Religious Institutions	P	P	P	P	PS	PS	-	P	-	-	-
School (elementary or secondary)	P	P	S	S	S	S	-	-	-	-	-
School (vocational/technical)	-	-	-	-	-	P	-	P	P	-	-
Sports Arena/Stadium	-	-	-	-	-	-	S	S	P	-	-
Studio (art, dance, martial arts, music)	P	-	-	-	P	P	P	P	-	-	-
LAND USE TYPE:	RA	R-20	R-12	R-6	RMX	NMX	B-C	B-H	LI	HI	OS
G. AGRICULTURE AND FORESTRY											
Animal Production	PS	PS									
Community Gardens/Crop Production	P	P	P	P	P	P	P	P	-	-	P
Kennels (indoor)	S	-	-	-	-	-	-	P	P	-	-
Kennels (outdoor)	S	-	-	-	-	-	-	PS	P	P	-
Livestock Production	P	-	-	-	-	-	-	-	-	-	-
Nurseries and Garden Centers	P	-	-	-	-	P	-	P	P	-	-
Produce Stands	PS	-	-	-	-	PS	PS	PS	-	-	PS

A RESOLUTION ADOPTING A
STATEMENT OF CONSISTENCY REGARDING
PROPOSED AMENDMENT TO THE
CITY OF EDEN UNIFIED DEVELOPMENT ORDINANCE
CASE NUMBER Z-21-06
TEXT 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 initiated an action to amend the UDO to allow religious institutions in the RMX and NMX Districts without standards.

STATEMENT OF NEED:

This amendment was submitted to correct an omission in the Unified Development Ordinance (UDO) which was effective on January 1, 2021. Currently, religious institutions are permitted with standards in the RMX and NMX district. This amendment would allow religious institutions as a use-by-right with no standards in the RMX and NMX districts.

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

Approved, adopted and effective this 27th day of April, 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
April 12, 2021**

CASE NUMBER: Z-21-07

EXISTING ZONING DISTRICT: R20 and R20 (CZ)

REQUESTED ZONING DISTRICT: NMX

APPLICANT: Meadow Greens Place, LLC (Kenan Wright)
Homer E. Wright, Jr. (The Wright Co.)
MG Holding, LLC (Kenan Wright)
D.R. Development Corp. (Kenan Wright)

PROPERTY INFORMATION

No.	Location	PIN	Size	Access	Land Use	Zoning History
1.	Off Edgewood Rd.	7080-2070-3558	15.88 acres	Edgewood Rd.	Vacant	Formerly O&I and R20-PUDR; rezoned R20 in 2021 (UDO)
2.	Off Gallagher's Way	7080-1961-1372	34.34 acres	Gallagher's Way	Vacant	Formerly O&I and R20; rezoned R20 in 2021 (UDO)
3.	Off Stadium Dr.	7080-1573-4454	2.97 acres	Stadium Dr.	Vacant	Formerly O&I and R20; rezoned R20 in 2021 (UDO)
4.	Off Palmer Ct.	7080-2070-3558	6.08 acres	Palmer Ct.	Vacant	Formerly R20-PUDR; rezoned R20(CZ) in 2021 (UDO)
5.	Off Stadium Dr. and Maplewood Dr.	7080-1951-5024	131.15 acres	Stadium Dr. Maplewood Dr.	Golf Course	Formerly O&I and R20; rezoned R20 in 2021 (UDO)
6.	Off Stadium Dr.	7080-1951-1701	6.92 acres	Stadium Dr.	Vacant	Formerly O&I and R20; rezoned R20 in 2021 (UDO)
7.	Off Stadium Dr.	7080-1952-0369	3.48 acres	Stadium Dr.	Vacant	Formerly O&I; rezoned R20 in 2021 (UDO)

Parcel No. 1: Adjoins Oak Hills Golf Course on the north, west and south sides; bordered by R20 and R20 (CZ) property to the east along Edgewood Rd. containing single-family residences.

Parcel No. 2: Bordered on all sides by R20 property containing a golf course and vacant residential property.

Parcel No. 3: Bordered on the north, west and east by R20 residential property along Stadium Dr. and Edgewood Rd. containing single-family residences; bordered on the south by R20 property containing a golf course.

Parcel No. 4: Bordered on the north by R20 property containing a golf course; bordered on the east by R20 (CZ) property containing single-family residences; bordered on the west by vacant R20 property; bordered on the south by HI (High Industrial) property containing the Duke Energy facility.

Parcel No. 5: The golf course property, surrounded by R20 property containing single-family residential uses and NMX property containing Oak

Hills Country Club. The property surrounds an R20 (CZ) neighborhood along Bermuda Dr. which contains single-family residences and town homes; bordered on the south by R20 property containing First Presbyterian Church and by NMX properties containing multi-family residential uses.

Parcel No. 6: Bordered on the west by NMX property containing Osborne Baptist Church; bordered on the north by Stadium Drive; bordered on the east by R20 property containing the golf course; bordered on the south by R20 property containing single-family residences.

Parcel No. 7: Bordered on the north by Stadium Drive; bordered on the east by NMX property containing Oak Hills Country Club and the golf course; bordered on the south and west by vacant R20 property.

AREA INFORMATION

CHARACTERISTICS: Bordered on the north by Stadium Drive and NMX and R20 property containing a private recreational use (club house, restaurant & pool) and single-family residential uses; bordered on the west by NMX and R20 property containing a church and a single-family residential neighborhood; bordered on the east by R20 and R20 (CZ) property containing single-family residences; bordered on the south by R20, R20 (CZ) NMX and HI property containing a church, multi-family residential property, vacant NMX property and the Dan River Duke Energy facility.

ADJACENT ZONING: North: R-20 and NMX
 South: R-20, NMX and HI
 East: R-20 and R20 (CZ)
 West: R-20 and NMX

PLANNING AND DEVELOPMENT INFORMATION

STREET IMPROVEMENTS: Yes

PUBLIC WATER AVAILABLE: Yes

PUBLIC SEWER AVAILABLE: Yes

LAND DEVELOPMENT PLAN (2007): Parks, Greenways, Open Space

FLOOD HAZARD AREA: None

WATER SUPPLY WATERSHED: None

STAFF ANALYSIS

The request is to rezone approximately 200 acres from R20 and R20 (CZ) to Neighborhood Mixed Use (NMX). The property was formerly zoned O&I, R20 and R20-PUDR, and was recently rezoned to R20 and R20 (CZ) when the new UDO was adopted, effective January 1, 2021.

The NMX District is intended to provide pedestrian-scaled, higher density residential housing and opportunities for limited scaled commercial & 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 property contains a golf course and vacant properties, surrounded by established single-family residential uses, multi-family residential uses, and industrial property containing the Dan River Duke Energy facility. As the NMX district is designed to provide higher density residential housing and limited commercial uses compatible with residential uses, staff is of the opinion that this zoning would be appropriate for the property and compatible with the surrounding residential uses.

Based upon the character of the area and the residential uses of the surrounding properties, staff recommends in favor of the request.

STAFF RECOMMENDATION:

Approval of the NMX request.



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 Kenan Wright
Contact Address 222 East Meadow Road
City Eden State Eden Zip 27288
Phone Number 336-623-8481 Email kenanwright@triad.twcbc.com
Contact's Property Interest or Legal Relationship to Owner Member/Manager

PROPERTY OWNER INFORMATION

Property Owner Name Meadow Greens Place, LLC
Property Owner Mailing Address 222 East Meadow Road
City Eden State NC Zip 27288
Phone 336-623-8481 Email kenanwright@triad.twcbc.com

PROPERTY INFORMATION

Tax Property ID No. (PIN) 708020703558
Deed Book and Page No. DB 1018 Page 1722
Physical Address Off of Edgewood Drive (225 & 307 Edgewood Drive)
City Eden State NC Zip 27288
Year Current Owner Acquired Property 2002 Acreage 15.88 + or -
Public Water Available? Yes No Public Sewer Available? Yes No
Current Use of Property Vacant
City Jurisdiction: In-City Limits ETJ

Existing land use/zoning on adjoining properties:

North: R20
South: R20 (CZ) & R20
East: R20 (CZ) & R20
West: R20 (CZ) & R20

ADDITIONAL INFORMATION

Attach the following documents to this application form:

- Recorded deed to the property
 Copy of the recorded plat or survey for the property* or A map showing dimensions of the property

*Preferred

PROCESS & FILING INFORMATION

Submission Requirements: Per Article 3 of the Eden Unified Development Ordinance (UDO), every applicant for a rezoning (map amendment) is required to meet with the Administrator in a pre-application conference prior to the submittal of a formal application. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application. Upon application submittal, the Administrator shall review the application to ensure that it is complete.

Review Process: After review and recommendation of the application by the Administrator, the Planning Board shall review and provide a recommendation to the City Council. Upon receiving a recommendation from the Planning Board, the City Council shall hold a legislative public hearing on the proposal for official action.

Required Application Information: A petitioner must complete this application in full. This application will not be processed unless all information requested is provided.

General Rezoning Requests: These are "general" requests involving a zoning change to an individual parcel of land. The request is to amend or change the City's Official Zoning Map in a certain area from one zoning district to another. "General" rezoning requests are not specific and if approved, any permitted land use within the new zoning district as illustrated in Section 5.06 (Table of Permitted Uses) of the Eden UDO could be permitted.

Conditional Zoning District Requests: Conditional Zoning Districts (CZ) are districts with conditions voluntarily added by the applicant. Conditional Zoning Districts provide for orderly and flexible development under the general policies of this ordinance without the constraints of some of the prescribed standards guiding by-right development. Conditional Zoning Districts may be used in any district but is not intended to relieve hardships that would otherwise be handled using a variance procedure. Conditional Zoning District rezonings can include restrictive land uses, site/subdivision master plans and other information as described in Section 3.10 of the UDO.

ZONING INFORMATION

Request Type: NMX General Rezoning Conditional Zoning District

Current Zoning District R20

Requested Zoning District Prior to 2020 property was zoned O&I. Suggested rezoning under new UDO was to use NMX for O&I

If the request is to a Conditional Zoning District this application should be accompanied by an Existing Conditions Map, a Sketch Plan (may be waived by the Administrator as appropriate), and Master Plan; as well as any other plans, drawings, renderings, elevations, maps and documents specifically included as development documents for approval by the City Council. At a minimum, the following should be provided:

1. The underlying zoning districts and a full list of proposed uses consistent in character with those zoning districts.

Such use classifications may be selected from any of the uses, whether permitted, by right or with supplemental



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):

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 _____ Date _____

Property Owner Signature _____ Date _____

Office Use Only

Staff Member (Initial upon Receipt) _____ Date _____

Application Number _____ Fee Paid _____



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 Kenan Wright
Contact Address 222 East Meadow Road
City Eden State Eden Zip 27288
Phone Number 336-623-8481 Email kenanwright@triad.twcbc.com
Contact's Property Interest or Legal Relationship to Owner Member Representative

PROPERTY OWNER INFORMATION

Property Owner Name Homer E. Wright Jr.
Property Owner Mailing Address 222 East Meadow Road
City Eden State NC Zip 27288
Phone 336-623-8481 Email homerwright@triad.twcbc.com

PROPERTY INFORMATION

Tax Property ID No. (PIN) 708019611372
Deed Book and Page No. DB 1454 Page 2410
Physical Address The Gallery Way Briarwood Drive and Gallagher's Way
City Eden State NC Zip 27288
Year Current Owner Acquired Property 2013 Acreage 24 + or -
Public Water Available? Yes No Public Sewer Available? Yes No
Current Use of Property Vacant Land
City Jurisdiction: In-City Limits ETJ

Existing land use/zoning on adjoining properties:

North: R20
South: R20
East: R20
West: R20

ADDITIONAL INFORMATION

Attach the following documents to this application form:

- Recorded deed to the property
- Copy of the recorded plat or survey for the property* or A map showing dimensions of the property

*Preferred

PROCESS & FILING INFORMATION

Submission Requirements: Per Article 3 of the Eden Unified Development Ordinance (UDO), every applicant for a rezoning (map amendment) is required to meet with the Administrator in a pre-application conference prior to the submittal of a formal application. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application. Upon application submittal, the Administrator shall review the application to ensure that it is complete.

Review Process: After review and recommendation of the application by the Administrator, the Planning Board shall review and provide a recommendation to the City Council. Upon receiving a recommendation from the Planning Board, the City Council shall hold a legislative public hearing on the proposal for official action.

Required Application Information: A petitioner must complete this application in full. This application will not be processed unless all information requested is provided.

General Rezoning Requests: These are "general" requests involving a zoning change to an individual parcel of land. The request is to amend or change the City's Official Zoning Map in a certain area from one zoning district to another. "General" rezoning requests are not specific and if approved, any permitted land use within the new zoning district as illustrated in Section 5.06 (Table of Permitted Uses) of the Eden UDO could be permitted.

Conditional Zoning District Requests: Conditional Zoning Districts (CZ) are districts with conditions voluntarily added by the applicant. Conditional Zoning Districts provide for orderly and flexible development under the general policies of this ordinance without the constraints of some of the prescribed standards guiding by-right development. Conditional Zoning Districts may be used in any district but is not intended to relieve hardships that would otherwise be handled using a variance procedure. Conditional Zoning District rezonings can include restrictive land uses, site/subdivision master plans and other information as described in Section 3.10 of the UDO.

ZONING INFORMATION

Request Type: NMX General Rezoning Conditional Zoning District

Current Zoning District R20

Requested Zoning District Prior to 2020 property was zoned O&I. Suggested rezoning under new UDO was to use NMX for O&I

If the request is to a Conditional Zoning District this application should be accompanied by an Existing Conditions Map, a Sketch Plan (may be waived by the Administrator as appropriate), and Master Plan; as well as any other plans, drawings, renderings, elevations, maps and documents specifically included as development documents for approval by the City Council. At a minimum, the following should be provided:

1. The underlying zoning districts and a full list of proposed uses consistent in character with those zoning districts. Such use classifications may be selected from any of the uses, whether permitted, by right or with supplemental



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):

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 *Ken Wright* Date 3/26/2021
 Property Owner Signature *Alan Shepard* Date 3-26-21

Office Use Only

Staff Member (Initial upon Receipt) _____ Date _____
 Application Number _____ Fee Paid _____



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 Kenan Wright
Contact Address 222 East Meadow Road
City Eden State Eden Zip 27288
Phone Number 336-623-8481 Email kenanwright@triad.twcbc.com
Contact's Property Interest or Legal Relationship to Owner Member/Manager

PROPERTY OWNER INFORMATION

Property Owner Name MG Holding, LLC
Property Owner Mailing Address 222 East Meadow Road
City Eden State NC Zip 27288
Phone 336-623-8481 Email kenanwright@triad.twcbc.com

PROPERTY INFORMATION

Tax Property ID No. (PIN) 708015734454, 708020703558, 708019515024, 708015526857, 708019511701, 708015538175
Deed Book and Page No. DB 1364 Page 2481, DB 1018 Page 1722, DB 1574 Page 1772, DB 1374 Page 1968
Physical Address 436 East Stadium Drive
City Eden State NC Zip 27288
Year Current Owner Acquired Property 2008 Acreage 165 + or -
Public Water Available? Yes No Public Sewer Available? Yes No
Current Use of Property Golf Course, Restaurant, Public Swimming Pool
City Jurisdiction: In-City Limits ETJ

Existing land use/zoning on adjoining properties:

North: NMX, OS & R20
South: R20 (CZ) & R20
East: R20 (CZ) & R20
West: NMX & R20

ADDITIONAL INFORMATION

Attach the following documents to this application form:

- Recorded deed to the property
- Copy of the recorded plat or survey for the property* or A map showing dimensions of the property

*Preferred

PROCESS & FILING INFORMATION

Submission Requirements: Per Article 3 of the Eden Unified Development Ordinance (UDO), every applicant for a rezoning (map amendment) is required to meet with the Administrator in a pre-application conference prior to the submittal of a formal application. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application. Upon application submittal, the Administrator shall review the application to ensure that it is complete.

Review Process: After review and recommendation of the application by the Administrator, the Planning Board shall review and provide a recommendation to the City Council. Upon receiving a recommendation from the Planning Board, the City Council shall hold a legislative public hearing on the proposal for official action.

Required Application Information: A petitioner must complete this application in full. This application will not be processed unless all information requested is provided.

General Rezoning Requests: These are "general" requests involving a zoning change to an individual parcel of land. The request is to amend or change the City's Official Zoning Map in a certain area from one zoning district to another. "General" rezoning requests are not specific and if approved, any permitted land use within the new zoning district as illustrated in Section 5.06 (Table of Permitted Uses) of the Eden UDO could be permitted.

Conditional Zoning District Requests: Conditional Zoning Districts (CZ) are districts with conditions voluntarily added by the applicant. Conditional Zoning Districts provide for orderly and flexible development under the general policies of this ordinance without the constraints of some of the prescribed standards guiding by-right development. Conditional Zoning Districts may be used in any district but is not intended to relieve hardships that would otherwise be handled using a variance procedure. Conditional Zoning District rezonings can include restrictive land uses, site/subdivision master plans and other information as described in Section 3.10 of the UDO.

ZONING INFORMATION

Request Type: NMX General Rezoning _____ Conditional Zoning District

Current Zoning District R20

Requested Zoning District Prior to 2020 property was zoned O&I. Suggested rezoning under new UDO was to use NMX for O&I

If the request is to a Conditional Zoning District this application should be accompanied by an Existing Conditions Map, a Sketch Plan (may be waived by the Administrator as appropriate), and Master Plan; as well as any other plans, drawings, renderings, elevations, maps and documents specifically included as development documents for approval by the City Council. At a minimum, the following should be provided:

1. The underlying zoning districts and a full list of proposed uses consistent in character with those zoning districts. Such use classifications may be selected from any of the uses, whether permitted, by right or with supplemental



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):

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 Kenan Wright Date 3/23/2021
 Property Owner Signature Kenan Wright Date 3/23/2021

Office Use Only

Staff Member (Initial upon Receipt) _____ Date _____
 Application Number _____ Fee Paid _____



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 Kenan Wright
Contact Address 222 East Meadow Road
City Eden State Eden Zip 27288
Phone Number 336-623-8481 Email kenanwright@triad.twcbc.com
Contact's Property Interest or Legal Relationship to Owner Vice President

PROPERTY OWNER INFORMATION

Property Owner Name D.R. Development Corp.
Property Owner Mailing Address PO Box 1107
City Eden State NC Zip 27289
Phone 336-623-2111 Email posborne@osbornecompany.com

PROPERTY INFORMATION

Tax Property ID No. (PIN) 708019520369
Deed Book and Page No. DB 1012 Page 1962
Physical Address East Stadium Drive
City Eden State NC Zip 27288
Year Current Owner Acquired Property 2008 Acreage 3.48 Acres
Public Water Available? Yes No Public Sewer Available? Yes No
Current Use of Property Rental House
City Jurisdiction: In-City Limits ETJ

Existing land use/zoning on adjoining properties:

North: R20
South: R20
East: NMX
West: NMX

ADDITIONAL INFORMATION

Attach the following documents to this application form:

- Recorded deed to the property
- Copy of the recorded plat or survey for the property* or A map showing dimensions of the property

*Preferred

PROCESS & FILING INFORMATION

Submission Requirements: Per Article 3 of the Eden Unified Development Ordinance (UDO), every applicant for a rezoning (map amendment) is required to meet with the Administrator in a pre-application conference prior to the submittal of a formal application. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application. Upon application submittal, the Administrator shall review the application to ensure that it is complete.

Review Process: After review and recommendation of the application by the Administrator, the Planning Board shall review and provide a recommendation to the City Council. Upon receiving a recommendation from the Planning Board, the City Council shall hold a legislative public hearing on the proposal for official action.

Required Application Information: A petitioner must complete this application in full. This application will not be processed unless all information requested is provided.

General Rezoning Requests: These are "general" requests involving a zoning change to an individual parcel of land. The request is to amend or change the City's Official Zoning Map in a certain area from one zoning district to another. "General" rezoning requests are not specific and if approved, any permitted land use within the new zoning district as illustrated in Section 5.06 (Table of Permitted Uses) of the Eden UDO could be permitted.

Conditional Zoning District Requests: Conditional Zoning Districts (CZ) are districts with conditions voluntarily added by the applicant. Conditional Zoning Districts provide for orderly and flexible development under the general policies of this ordinance without the constraints of some of the prescribed standards guiding by-right development. Conditional Zoning Districts may be used in any district but is not intended to relieve hardships that would otherwise be handled using a variance procedure. Conditional Zoning District rezonings can include restrictive land uses, site/subdivision master plans and other information as described in Section 3.10 of the UDO.

ZONING INFORMATION

Request Type: NMX General Rezoning Conditional Zoning District

Current Zoning District R20

Requested Zoning District Prior to 2020 property was zoned O&I. Suggested rezoning under new UDO was to use NMX for O&I

If the request is to a Conditional Zoning District this application should be accompanied by an Existing Conditions Map, a Sketch Plan (may be waived by the Administrator as appropriate), and Master Plan; as well as any other plans, drawings, renderings, elevations, maps and documents specifically included as development documents for approval by the City Council. At a minimum, the following should be provided:

1. The underlying zoning districts and a full list of proposed uses consistent in character with those zoning districts.

Such use classifications may be selected from any of the uses, whether permitted, by right or with supplemental



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):

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 Kerem Wylt Date 3/26/2021
 Property Owner Signature Kerem Wylt Date 3/26/2021

Office Use Only

Staff Member (Initial upon Receipt) _____ Date _____
 Application Number _____ Fee Paid _____

ZONING CASE

Z-21-07

AERIAL MAP



- 1 - 7080-2070-3558
- 2 - 7080-1961-1372
- 3 - 7080-1573-4454
- 4 - 7080-2070-3558
- 5 - 7080-1951-5024
- 6 - 7080-1951-1701
- 7 - 7080-1952-0369

Zoned:
Residential - 20

Request:
Neighborhood Mixed Use

ZONING CASE

Z-21-07

ZONING MAP



Subject Properties

Subject Properties

- 1 - 7080-2070-3558
- 2 - 7080-1961-1372
- 3 - 7080-1573-4454
- 4 - 7080-2070-3558
- 5 - 7080-1951-5024
- 6 - 7080-1951-1701
- 7 - 7080-1952-0369

**Zoned:
Residential - 20**

**Request:
Neighborhood Mixed Use**

A RESOLUTION ADOPTING A
STATEMENT OF CONSISTENCY REGARDING
PROPOSED AMENDMENT TO THE
CITY OF EDEN UNIFIED DEVELOPMENT ORDINANCE
CASE NUMBER Z-21-07
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 to rezone property in and around Oak Hills Golf Club from R20 and R20 (CZ) to NMX.

STATEMENT OF NEED:

The subject property contains a golf course and vacant properties, surrounded by established single-family residential uses, multi-family residential uses, and industrial property containing the Dan River Duke Energy facility. As the NMX district is designed to provide higher density residential housing and limited commercial uses compatible with residential uses, staff is of the opinion that this zoning would be appropriate for the property and compatible with the surrounding residential uses.

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

Approved, adopted and effective this 27th day of April, 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
April 13, 2021

CASE NUMBER:	Z-21-08
EXISTING ZONING DISTRICT:	HI
REQUESTED ZONING DISTRICT:	RA
APPLICANT:	Luther Patterson
APPLICANT STATUS:	Property Owner

PROPERTY INFORMATION

LOCATION:	414 S. New St.
PIN:	7090-0451-3213
SIZE:	214.31 acres
ACCESS:	New St.
LAND USE:	Residential
PHYSICAL CHARACTERISTICS:	Large wooded parcel containing a single-family residence
ZONING HISTORY:	Formerly zoned I-2; rezoned to HI in 2021.

AREA INFORMATION

CHARACTERISTICS:	Bordered on the north by R6, R12 and R20 residential property; bordered on the west by HI property; bordered on the east by RA property; bordered on the south by the Dan River.		
ADJACENT ZONING:	North:	R6, R12, R20	
	South:	Dan River	
	East:	RA	
	West:	HI	

PLANNING AND DEVELOPMENT INFORMATION

STREET IMPROVEMENTS:	Yes
PUBLIC WATER AVAILABLE:	Yes

PUBLIC SEWER AVAILABLE: Yes
LAND DEVELOPMENT PLAN (2007): Employment Center
FLOOD HAZARD AREA: None
WATER SUPPLY WATERSHED: None

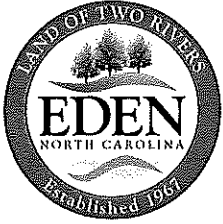
STAFF ANALYSIS

The request is to rezone approximately 214.31 acres from Heavy Industrial (HI) to Residential Agricultural (RA). The HI District is established to accommodate those industrial, manufacturing, or large-scale utility operations that are known to pose levels of noise, vibration, odor, or truck traffic that are considered nuisances to surrounding development. This district is customarily located in proximity to railroad sidings and/or major thoroughfares. The RA District is intended to accommodate lower-density residential and agricultural uses. Areas within this district may be restricted due to lack of available utilities, unsuitable soil types or steep slopes.

The subject parcel is located on New Street in a former industrial area in the City's ETJ. The property was recently rezoned to HI as part of the Unified Development Ordinance (UDO). The property is a very large parcel of property which contains a private residence set well back from the road, some outbuildings and a large pond. Adjacent to the site is a large tract of industrial property to the west. To the north and east are existing residential neighborhoods and some vacant residential property. The property is situated on the Dan River. Much of the adjacent property to the east is currently zoned RA. Staff is of the opinion that RA is an appropriate zoning designation due to the adjacent RA properties and other residential uses in the area. Rezoning this property to RA would also help maintain a significant buffer between the industrial properties and the adjoining residential neighborhoods.

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

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



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 Luther Patterson
Contact Address 6 Hines Park Ln
City GSO State NC Zip 27455
Phone Number 336 541 5228 Email doug-krenshaw@yahoo.com
Contact's Property Interest or Legal Relationship to Owner S/A

PROPERTY OWNER INFORMATION

Property Owner Name Luther Patterson
Property Owner Mailing Address 6 Hines Park Ln
City GSO State NC Zip 27455
Phone 336 541 5228 Email doug-krenshaw@yahoo.com

PROPERTY INFORMATION

Tax Property ID No. (PIN) _____
Deed Book and Page No. ~~Book 29 Page 53~~ Book 1598 Page 273
Physical Address 414 S New St
City Eden State NC Zip _____
Year Current Owner Acquired Property 2021 Acreage 2.14
Public Water Available? Yes No Public Sewer Available? Yes No
Current Use of Property Residential
City Jurisdiction: _____ In-City Limits ETJ

Existing land use/zoning on adjoining properties:

North: _____
South: _____
East: _____
West: _____



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):

Residential

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

Date

3/25/21

Property Owner Signature

Date

3/25/21

Office Use Only

Staff Member (Initial upon Receipt)

KBS

Date

3/25/21

Application Number

Fee Paid

ZONING CASE

Z-21-08

AERIAL MAP



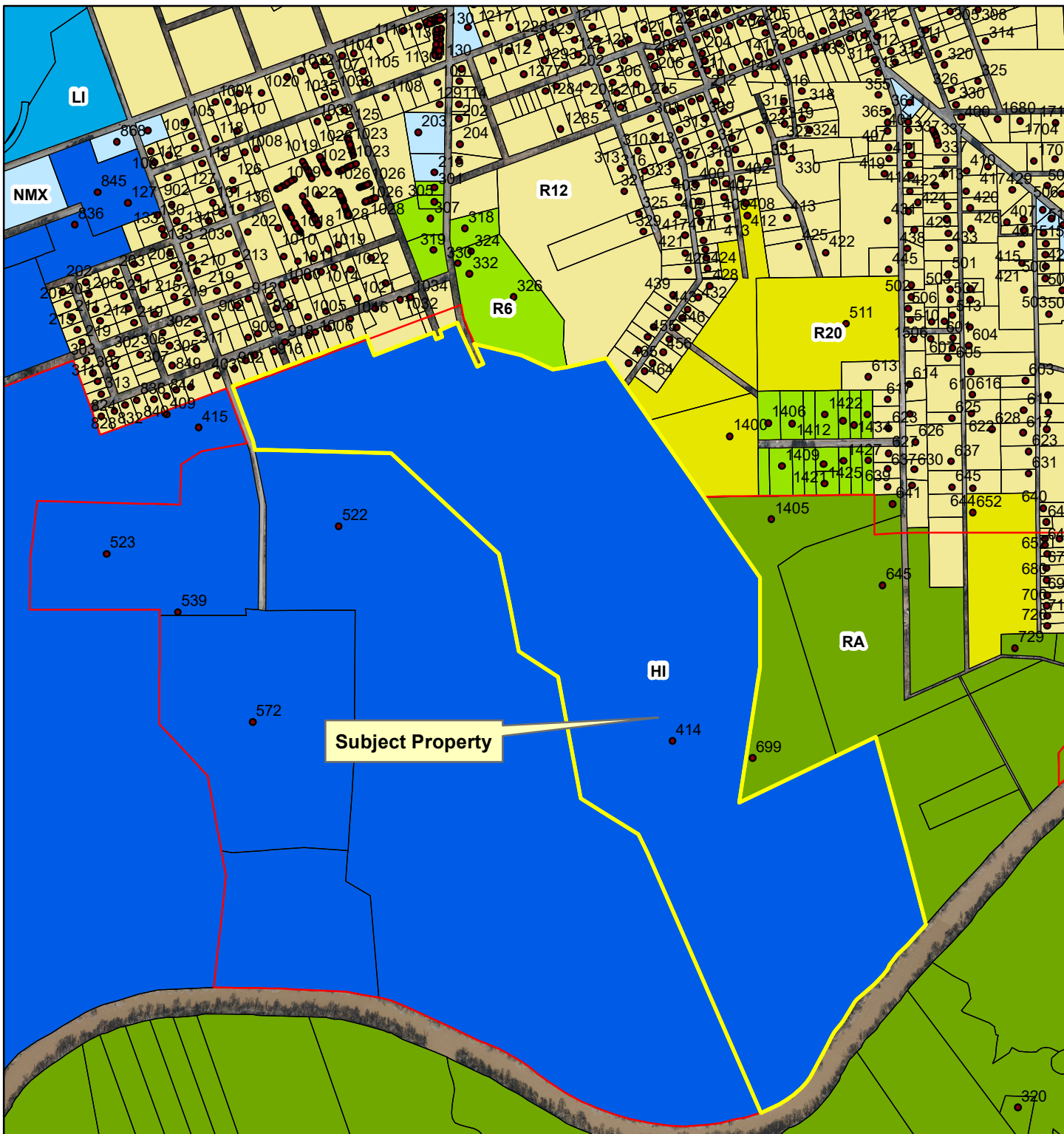
**414 S. New Street
PIN 7090-0451-3213**

**Zoned:
Heavy Industrial**

**Request:
Residential Agricultural**



Subject Property



ZONING CASE

Z-21-08

ZONING MAP



**414 S. New Street
PIN 7090-0451-3213**

**Zoned:
Heavy Industrial**

**Request:
Residential Agricultural**

A RESOLUTION ADOPTING A
STATEMENT OF CONSISTENCY REGARDING
PROPOSED AMENDMENT TO THE
CITY OF EDEN UNIFIED DEVELOPMENT ORDINANCE
CASE NUMBER Z-21-08
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 to rezone property located at 414 S. New Street from HI to RA.

STATEMENT OF NEED:

The request is to rezone approximately 214.31 acres from Heavy Industrial (HI) to Residential Agricultural (RA). Staff is of the opinion that RA is an appropriate zoning designation due to the adjacent RA properties and other residential uses in the area. Rezoning this property to RA would also help maintain a significant buffer between the industrial properties and the adjoining residential neighborhoods.

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

Approved, adopted and effective this 27th day of April, 2021.

CITY OF EDEN PLANNING BOARD

By _____
Matthew W. Smith, Chair

ATTEST:

Kelly K. Stultz, Administrative
Assistant to the Planning Board