

**PEDESTRIAN PLAN STEERING COMMITTEE  
TUESDAY, MAY 25, 2021  
4:00 P.M. – COUNCIL CHAMBERS**

**PLANNING BOARD AGENDA  
REGULAR MEETING  
TUESDAY, MAY 25, 2021  
5:30 P.M. – COUNCIL CHAMBERS**

1. Meeting called to order.
2. Election of Officers.
3. Roll Call.
4. Set Meeting Agenda.
5. Approval of minutes of the regular meeting on April 27, 2021.
6. New Business:

**ZONING CASE**

**Z-21-05**

**TEXT AMENDMENT**

- (1) 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.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment to amend Article 5.06 of the UDO.

**ZONING CASE**

**Z-21-09**

**MAP AMENDMENT**

- (1) Consideration of a zoning map amendment to rezone the property located at 259 The Boulevard from Business-Central (BC) to Heavy Industrial (HI). Initiated by the Planning Board.
  - (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment to rezone 259 The Boulevard from Business-Central (BC) to Heavy Industrial (HI).
7. Items from Staff.
  8. Items from the Planning Board.
  9. Adjournment.

EDEN PLANNING BOARD  
APRIL 27, 2021

The regular meeting of the Eden Planning Board was held on Tuesday, April 27, 2021, at 5:30 P.M. in the Eden Room.

Members present:

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

Members absent: Frank Wyatt

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

Others Present: Luther Patterson  
Kenan Wright  
Jesse and Adrian Meeks

\*Excused absence.

Chairman, Matthew Smith, called the meeting to order.

**ROLL CALL:**

Chairman Smith took roll call and established a quorum.

**SET MEETING AGENDA:**

Kelly Stultz requested that a map amendment to rezone the property at 259 The Boulevard from B-C to HI be added to the agenda. The case was given file number Z-21-09. A motion was made by Steve Morgan, seconded by Eddie Barker to set the meeting agenda as amended. Motion passed unanimously.

**APPROVAL OF MINUTES OF THE REGULAR MEETING ON MARCH 30, 2021.**

A motion was made by Steve Morgan and seconded by Eddie Barker 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 presented the Staff Report with a recommendation that the zoning amendment be approved.

Steve Morgan made a motion to recommend to the City Council that the zoning text amendment be approved and the Statement of Consistency be adopted. Carol Helms seconded the motion and it passed.

**ZONING CASE**

**Z-21-06**

**TEXT AMENDMENT**

- (1) Consideration of a rezoning text amendment to amend Article 5.06 (F) to allow Religious Institutions to be permitted without standards in the Residential Mixed Use (RMX) and Neighborhood Mixed Use (NMX) Districts.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment to amend Article 5.06(F) of the UDO.

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

Eddie Barker made a motion to recommend to the City Council that the zoning text amendment be approved and the Statement of Consistency be adopted. Amelia Dallas seconded the motion and it passed.

**ZONING CASE**

**Z-21-07**

**MAP AMENDMENT**

- (1) Consideration of a zoning map amendment to rezone the following 7 properties: (1) 15.88 vacant acres off Edgewood Road PIN 7080-2070-3558 from R20 to NMX; (2) 34.34 vacant acres on Gallagher's Way PIN 7080-1961-1372, from R20 to NMX; (3) 2.97 vacant acres off Stadium Drive PIN 7080-1573-4454 from R20 to NMX; (4) 6.08 vacant acres off Palmer Court PIN 7080-2070-3558 from R20(CZ) to NMX; (5) 131.15 acres (Oak Hills Golf Course) off Stadium Drive and Maplewood Drive PIN 7080-1951-5024 from R20 to NMX; (6) 6.92 vacant acres off Stadium Drive PIN 7080-1951-1701 from R20 to NMX; and (7) 3.48 vacant 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.

Kelly Stultz presented the Staff Report with a recommendation that the zoning amendment be approved. She explained that the change in zoning would give the property owners flexibility in developing the land.

Kenan Wright, Applicant, said he couldn't say it any better than Kelly had and he would appreciate the support of the Planning Board.

Jerry Holland made a motion to recommend to the City Council that the zoning map amendment be approved and the Statement of Consistency be adopted. Barbara Garland seconded the motion and it passed.

**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.

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

Luther Patterson, Property Owner, told the Board that he and his fiancé planned to live on the property and that a horse farm could be developed in the future.

Jerry Holland made a motion to recommend to the City Council that the zoning text amendment be approved and the Statement of Consistency be adopted. Eddie Barker seconded the motion and it passed.

**ZONING CASE**

**Z-21-09**

**MAP AMENDMENT**

- (1) Initiate an action to rezone the property at 259 The Boulevard from Business-Central to Heavy Industrial.

Kelly Stultz explained that the text amendment (Case Z-21-05) that was considered by the Planning Board was on the City Council's agenda for their regular meeting on April 20, 2021. The Council remanded the case back to Staff and the Planning Board for further consideration. Jesse Meeks, the owner of 259 The Boulevard, told the Council he wanted the same consideration that Trevor Hale had received and thought his property should be rezoned to Heavy Industrial. Mr. Meeks stated that there had been a car business there for a long time and he had never abused the City.

Steve Morgan made a motion to initiate the action to rezone 259 The Boulevard from Business-Central to Heavy Industrial. Jerry Holland seconded the motion and it passed.

Kelly explained that this rezoning case as well as Zoning Case Z-21-05 would be considered at the May meeting. She also advised the board members and citizens present that Z-21-05 and Z-21-09 would not be heard by the City Council until their July meeting.

**ITEMS FROM STAFF:**

Kelly informed the Planning Board members that they would be serving as the Steering Committee for the Comprehensive Plan.

**ITEMS FROM THE PLANNING BOARD:**

None

**ADJOURNMENT:**

There being no further business to come before the Board, Jerry Holland made a motion seconded by Steve Morgan for the meeting to be adjourned. The motion passed.

Respectfully submitted,

Attest:

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

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



# Planning and Community Development Department

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P. O. Box 70, 308 E Stadium Drive, Eden NC 27289-0070/Telephone 336-623-2110/Fax 336-623-4057

## MEMO

To: Planning Board  
From: Kelly Stultz, Planning and Community Development Director  
Re: Z-21-05  
Date: May 17, 2021

As the Steering Committee for the Unified Development Ordinance (UDO) project, I am certain that you remember the discussions that we had concerning adjustments that would need to be made post adoption. That is why we asked the City Council to waive application fees for 6 months after adoption.

We have received a number of calls from individual property owners regarding automobile/vehicle related businesses in the B-C district and the NMX district. You have already heard one proposal that would have permitted automobile/vehicle businesses in the B-C and NMX districts. At their April regular meeting, the City Council considered the initial proposal and decided to remand it to staff and the Planning Board for further consideration.

We plan to send copies of the report and this memo to property owners that we know have raised issues so they will know about your meeting and have an opportunity to share their views regarding the latest proposed amendment.

If you have any questions, please do not hesitate to contact the office.

**PLANNING AND INSPECTIONS DEPARTMENT  
ZONING TEXT AMENDMENT REPORT  
Amended May 17, 2021**

**CASE NUMBER:** Z-21-05

**REQUESTED ACTION:** To amend Article 5.06 to permit Automobile/Vehicle Sales, Rental, Service & Minor Maintenance/Repair with standards in the Business Central and Neighborhood Mixed Use districts.

To amend Article 5.06 to permit Vehicle Services – Major Repair/Body Work with standards in the Business Central and Neighborhood Mixed Use districts.

To amend Article 5.10 (A) to add standards to Automobile Sales/Vehicle Sales, Rental, Service & Repair.

To amend Article 5.10 (M) to add standards to Vehicle Services – Major Repair/Body Shop

**APPLICANT:** Planning Board

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**EXISTING TEXT**

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Article 5.06	LAND USE TYPE	NMX	B-C
D.	Automobile/Vehicle Sales, Rental, Service & Minor Repair	-	S
	Vehicle Service (major repair/body shop)	-	-

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**5.10 SUPPLEMENTAL USE STANDARDS – COMMERCIAL AND ENTERTAINMENT**

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**A. AUTOMOBILE SALES/VEHICLE SALES, RENTAL, SERVICE & REPAIR**

1. The office and any other structures located on the property must be permanent structures situated on permanent foundations, and that said structures meet all state and local building codes.
2. Any exterior lighting associated with the business may directly illuminate only the said property
3. Any public address system associated with the business shall be operated only during normal business hours, and turned off after normal hours of operation.
4. All entrances, exits and traffic patterns associated with the business shall meet N. C. Department of Transportation and City standards, and that said entrances, exits and traffic patterns be approved by the Administrator.

**M. VEHICLE SERVICES – MAJOR REPAIR/BODY SHOP**

1. No open storage shall be permitted within 500 feet of a church, school, residential zoning district, or property used for residential purposes.
2. No open storage shall be permitted within 200 feet of a City thoroughfare as defined and designated on the City's adopted Transportation Plan.

3. All wrecked or damaged motor vehicles awaiting repair shall be stored at the rear or side of the principal structure and shall be screened so as not to be visible from adjoining property lines and street rights-of-way.
4. Acceptable screening shall include a fence in accordance with the standards in Subsection M.3 below or existing vegetation on the property that provides a complete visual barrier to a height of at least eight-feet. The screen shall setback a minimum of ten (10) feet from all lot lines or on established setback lines as set forth above for such storage. No car bodies or other material not normally used for fencing shall be permitted. No advertising shall be permitted on the fence or screen.
5. The fence shall be located on the interior side of the required landscape materials. Acceptable fence materials include cedar, masonry, redwood, composite, plastic, treated lumber resistant to rot, or other materials specifically designed for fencing materials. A chain link fence with plastic, metal or wooden slats may not be used to satisfy the requirements of this subsection. Fence installation shall be consistent with acceptable building practices.
6. No vehicle shall be stored on the premises for more than twenty (20) days.
7. There shall be no exterior storage of items other than vehicles.
8. All services shall be performed within a completely enclosed building.
9. No vehicles or material shall be stored closer than 10 feet from the fence or screen.
10. No oil, grease, tires or gasoline or other similar material shall be burned at any time.

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**PROPOSED TEXT**

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<b>Article 5.06</b>	<b>LAND USE TYPE</b>	<b>NMX</b>	<b>B-C</b>
<b>D.</b>	Automobile/Vehicle Sales, Rental, Service & Minor Repair	PS	PS
	Vehicle Service (major repair/body shop)	PS	PS

**Article 5.10 SUPPLEMENTAL STANDARDS – COMMERCIAL AND ENTERTAINMENT**

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- A. AUTOMOBILE SALES/VEHICLES SALES RENTAL, SERVICE, RENTAL & REPAIR – Add the following:**
5. For the B-C district only, those properties that have been used as automobile sales, vehicle sales, rental, service or repair businesses within 12 months preceding January 1, 2021 will be considered permitted uses under 5.10 A.
  6. For the NMX district, automobile sales, vehicle sales, rental, service or repair businesses are permitted with standards.
  7. Any storage of vehicles must be inside a fence that adheres to the provisions of this ordinance.
  8. No repair work can be undertaken outside of an enclosed building or structure.
  9. All employee and customer parking of vehicles shall be onsite parking.



**M. VEHICLE SERVICE MAJOR REPAIR/BODY SHOP – Add the following:**

11. For the B-C district only, those properties that have been used as vehicle services and major repair/body shops within 12 months preceding January 1, 2021 will be considered permitted uses under 5.10 A.
12. For the NMX district, vehicle services and major repair/body shops are permitted with standards.
13. No repair work can be undertaken outside of an enclosed building or structure.
14. All employee and customer parking of vehicles shall be onsite parking.

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**GENERAL INFORMATION**

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This request was submitted by the Planning Board.

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**STAFF ANALYSIS**

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In 2019, The North Carolina General Assembly made sweeping changes to the statutes that relate to land use ordinances. The City of Eden, like all local governments in NC, was required to update its land use regulations to comply with the new Chapter 160D with set deadlines. The City has met the first of those with the adoption of the Unified Development Ordinance (UDO). The UDO contains zoning, subdivision, water supply watershed, flood damage prevention, minimum housing, non-residential maintenance, nuisance, condemnation and junk and abandoned vehicle ordinances. The General Assembly has also required all local governments to adopt a comprehensive plan by July 1, 2022. That project is underway now.

The primary purpose of the B-C district (which was B-C in the previous ordinance) is to serve as the central commercial areas of the City of Eden and to provide for uses customarily located in central business districts. Most lots currently in our traditional downtown areas have zero lot lines. The buildings take up all if not most of the lot. Only those lots at the edges of these districts have been used in the past for vehicle related businesses due to the fact that they have the land area to support such activity.

The NMX District (which was O&I, B-N and B-G in the previous ordinance) 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.

An earlier version of this amendment was presented to the Planning Board and was approved. However, the City Council remanded it to the Planning Board for further consideration. There are currently existing businesses of these types located in the NMX and B-C districts. This version recommends providing for automobile/vehicle businesses with standards and thus will allow the property owners with existing businesses to be legal conforming uses.

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-21-05**  
**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 allow Automobile/Vehicle Sales, Rental, Service and Minor Repair to be permitted with standards in the NMX and BC districts; and
- WHEREAS, At their meeting on March 23, 2021, the Planning Board recommended approval of the text amendment to the City Council. At the April meeting of the City Council, they remanded the original request back to the Planning Board for further review. This is the revised recommendation for the text amendment.

STATEMENT OF NEED:

This amendment was submitted to make a change in the Unified Development Ordinance (UDO) which was effective on January 1, 2021. Currently, this use is permitted with a Special-Use Permit in the B-C district and is not allowed in the NMX district. This amendment would allow this use with standards in both the NMX and B-C 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 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 25th day of May, 2021.

CITY OF EDEN PLANNING BOARD

By: \_\_\_\_\_  
Matthew Smith, Chairman

ATTEST:

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Kelly K. Stultz, Administrative  
Assistant to the Planning Board

**PLANNING AND INSPECTIONS DEPARTMENT  
ZONING CASE REPORT  
May 17, 2021**

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<b>CASE NUMBER:</b>	<b>Z-21-09</b>
<b>EXISTING ZONING DISTRICT:</b>	<b>Business-Central (BC)</b>
<b>REQUESTED ZONING DISTRICT:</b>	<b>Heavy Industrial (HI)</b>
<b>APPLICANT:</b>	<b>Planning Board</b>
<b>APPLICANT STATUS:</b>	<b>Planning Board</b>

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**PROPERTY INFORMATION**

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<b>LOCATION:</b>	259 The Boulevard
<b>PIN:</b>	7070-1842-7266
<b>SIZE:</b>	1.92 acres
<b>ACCESS:</b>	The Boulevard, Cherry St., Glovenia St.
<b>LAND USE:</b>	Commercial
<b>PHYSICAL CHARACTERISTICS:</b>	Large parcel in downtown area containing former automobile dealership.
<b>ZONING HISTORY:</b>	Formerly zoned BC; rezoned BG in 2011; rezoned BC effective Jan. 1, 2021 as part of new UDO.

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**AREA INFORMATION**

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<b>CHARACTERISTICS:</b>	Bordered on the north by BC commercial property across The Boulevard; adjoins BC property to the northwest and bordered by R12 residential property to the southwest across Cherry Street; adjoins BC property to the east and BC and R12 property across Glovenia Street to the east; adjoins R12 residential property to the south.		
<b>ADJACENT ZONING:</b>	North:	BC	
	South:	R12	
	East:	BC & R12	
	West:	BC & R12	

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**PLANNING AND DEVELOPMENT INFORMATION**

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

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### STAFF ANALYSIS

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The request is to rezone approximately 1.92 acres from Business Central (BC) to Heavy Industrial (HI). The primary purpose of the BC district is to serve as the central commercial areas of the City of Eden and to provide for uses customarily located in central business districts. 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 subject parcel is located in one of the city's "downtown" commercial districts. The Boulevard was once a vibrant commercial district that has fallen into decline in the past decades. However, the area has seen some resurgence of commercial uses in the past few years, due to revitalization efforts by the local merchants and investment by the City. This area, by its nature, is suited for downtown-type commercial uses which are in close proximity and pedestrian in scale. The HI district is intended for more intense industrial and associated uses which are by nature not compatible for close proximity to commercial and residential uses. The property is surrounded by commercial and residential uses, and staff is of the opinion that HI zoning would not be suitable for this property or the surrounding properties.

Based upon the commercial and residential uses in the area and the neighborhood character of the area, staff recommends denial of the request.

**STAFF RECOMMENDATION:**

**Denial of the HI request.**





**ZONING CASE**

**Z-21-09**

**AERIAL MAP**



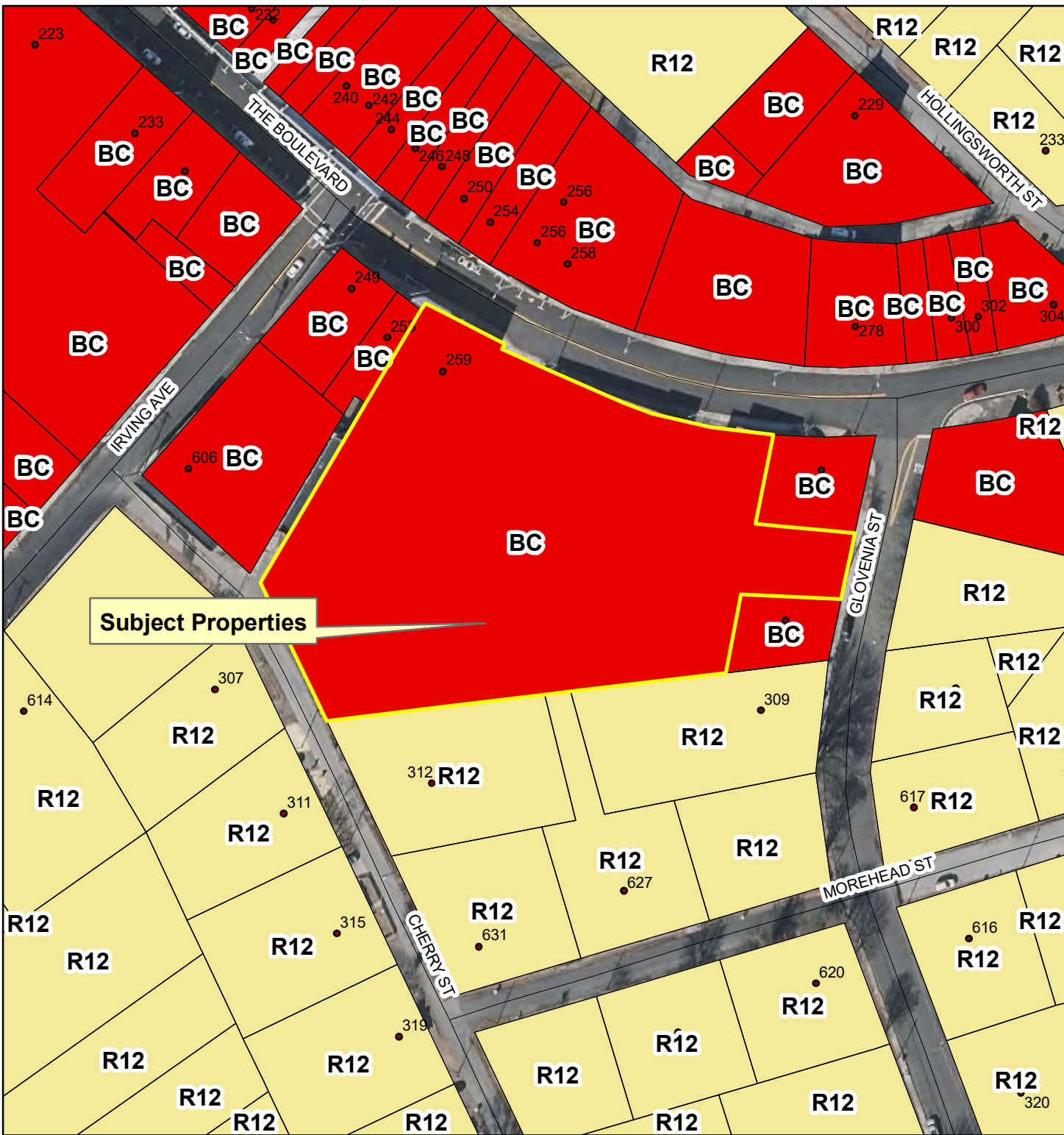
**Subject Properties**

**7070-18-42-7266**

**Zoned:  
Business-Central**

**Request:  
Heavy Industrial**





**ZONING CASE**  
**Z-21-09**  
**ZONING MAP**



**7070-18-42-7266**  
**Zoned:**  
**Business-Central**  
**Request:**  
**Heavy Industrial**

A RESOLUTION ADOPTING A  
STATEMENT OF CONSISTENCY REGARDING  
PROPOSED AMENDMENT TO THE  
CITY OF EDEN UNIFIED DEVELOPMENT ORDINANCE  
**CASE NUMBER Z-21-09**  
**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 initiated a case to rezone property located at 259 The Boulevard from Business-Central to Heavy Industrial (HI).

STATEMENT OF NEED:

Based upon conversations with the property owner and at the request of the Planning and Community Development Director, the Planning Board initiated an action to rezone property at 259 The Boulevard in an effort to have an open discussion concerning this property.

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 not 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 not 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 not reasonable nor in the public's best interest.

Approved, adopted and effective this 25th day of May, 2021.

CITY OF EDEN PLANNING BOARD

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

ATTEST:

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