

**MINUTES**  
**King Planning Board**  
**Regular Meeting**  
**April 28, 2014**

The King Planning Board met in regular session at King City Hall on Monday, April 24, 2014, at 7:00 p.m. Present were: Chairman Don Speight, Vice Chairman Brad Tuttle, Coley Hunsucker, Norma Cox, Matthew Chilton, Deelaine Mabe, Jerry Messick, Jerry Byers, Director of Planning & Inspection Todd Cox, Deputy City Clerk Tracey Sisk, Fire Marshall Brad Cheek, and City Manager Homer Dearmin. Harris Gupton representative for Shugart Development, LLC and Brian Shugart of Shugart Development, LLC.

Chairman Don Speight called the meeting to order.

Jerry Messick offered the invocation.

**ANNOUNCEMENTS**

Director of Planning and Inspections Todd Cox read the Following Announcements

- A. King City Council, Regular Meeting: Monday, May 5, 2014, 7:00 p.m., King City Hall
- B. King Parks and Recreation Advisory Committee, Regular Meeting, Thursday, May 8, 2014, 7:00 p.m., King Recreation Acres Community Building
- C. Comp Plan Public Meeting: Wednesday, May 14, 2014, 9:30 a.m. – 6:00 p.m., King Library Shelton Room
- D. Community Appearance Committee Meeting: Thursday, May 15, 2014, 3:30 p.m., King City Hall

**ADJUSTMENTS TO AGENDA**

There were no adjustments to the agenda.

**APPROVAL OF MINUTES**

Norma Cox moved to approve the March 24, 2014, regular meeting minutes as presented. Brad Tuttle seconded the motion which carried a unanimous vote of 5-0.

Chairman Don Speight opened the public hearing for CU-OI-032

### **REZONING REQUEST REVIEW CU-OI-032, BY SHUGART DEVELOPMENT, LLC**

Todd Cox informed the board of the Rezoning Request by Shugart Development, LLC to rezone approximately .76 acres from R-15 (Residential-Medium Density) to CU-OI (Conditional Use – Office Institutional). There's a proposed building with parking shown on the site plan but this is only speculative and they want to market the lot for professional office use. The tract has access to water/sewer and is currently in the city limits. We have to date rezoned 5 tracts Kirby Road to either O-I (4) or B-2 (1). We have advertised the public hearing and the abutting property owners have been notified. Harris Gupton and Brian Shugart are here for any questions you may have for the applicant.

Brian Shugart, of Shugart Development LLC, 221 Jonestown Road Winston Salem, NC 27104

He stated he was representing Shugart.

Chairman Don Speight asked, "If there was an easement?"

Harris Gupton, of Gupton & Webb, 1078 Bountiful Lane Tobaccoville, NC 27050, representing the developer stated he has researched the entry for the old ball field on this property and there is no recorded easement. There are no restrictions on the deed.

Chairman Don Speight stated this should be considered a cart path if there is no easement. After lengthy discussion, Harris Gupton representing Shugart Development, LLC agreed to show 15 foot easement across rear corner of property for future access to adjoining rear lot for public safety vehicles. Don Speight asked, "The board if they would table the request so the developer could show this on the plan?"

### **Action**

Norma Cox motioned to table Rezoning Request Review CU-OI-032, by Shugart Development, LLC. Coley Hunsucker Seconded the motion which carried by a unanimous vote of 5-0.

### **REZONING REQUEST REVIEW CU-B2-033 BY ALLAN HILL**

Todd Cox informed the board this is a Rezoning Request by Allan Hill to rezone approximately 1.76 acres from R-20 (Residential-Low Density) to CU-B2 (Conditional Use – General Business). The property is found in the 400 Block of Mountainview Road on the right hand side just before the Dollar General. The tract contains 1.76 acres and is currently a cleared tract. Mr. Hill brought this request back in 2006, but withdrew it prior to the Council acting on it. He now wants to move forward with mini-storage buildings on the lot. Due to the nature of the business it would not need water or sewer

just electricity. The tract is abutted to the north by B-2, on the east R-20, south R-R, and across the street (west) R-20. We currently do not have any mini-storage facilities on this side of the town so they should serve the public well.

**Action**

Brad Tuttle motioned to recommend to City Council that the Rezoning Request Review CU-B2-033 by Allan Hill be approved as presented. Norma Cox seconded the motion which carried by a unanimous vote of 5-0.

**MAJOR SUBDIVISION APPROVAL REQUEST REVIEW SPR-360, BY HARRIS GUPTON**

Todd Cox informed the board this is a Major Subdivision Request for Preliminary Approval SPR-360 by Harris Gupton. This property is found at the end of Peach Tree Lane which is in the Dunwoody Subdivision off Spainhour Road. Mr. Gupton has owned the tract for a few years and has now decided to move forward with getting approval to construct 7 lots. The tract is zoned R-15 and has access to water and sewer. Please find a preliminary requirements checklist that I have went through to make sure we have everything required.

After discussion, it was determined to eliminate sidewalks, curb, and guttering. Replace the first two existing drainage tiles with larger driveway tiles.

**Action**

Norma Cox motion to approve Major Subdivision Request SPR-30 with the developer deleting curb, guttering, and sidewalks and install ditches. Replace the first two existing drainage tiles with larger driveway tiles. Brad Tuttle seconded the motion which carried by a unanimous vote 5-0.

**ITEMS OF GENERAL CONCERN**

Todd Cox stated the Comp Plan Public Meeting will be held Wednesday, May 14, 2014, 10:00 a.m. – 6:00 p.m., at King Public Library, Shelton Room. He encouraged all members to attend the meeting or go on to the website: <http://stokes2035.com> and take the citizen survey.

Planning Board Regular Meeting for May has been scheduled for Tuesday, May 27, 2014, at 7:00 p.m., at City Hall due to the observance of the Memorial Holiday, Monday, May 26, 2014.

**ADJOURNMENT**

Coley Hunsucker moved to adjourn the Regular Planning Board meeting. Vice Chairman Brad Tuttle seconded the motion which carried by a unanimous vote 5-0. The meeting stood adjourned at 8:04 p.m.

Approved by:

Attest:

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Don Speight  
Chairman

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Tracey Sisk  
Deputy City Clerk