

MINUTES
King Planning Board
Regular Meeting
July 28, 2014

The King Planning Board met in regular session on Monday, July 28, 2014, at 7:00 p.m. Present were: Norma Cox, Don Speight, Brad Tuttle, Coley Hunsucker, Jerry Byers, Director of Planning and Inspections Todd Cox, and City Clerk Tammy Hatley. Matthew Chilton, Deelaine Mabe, and Jerry Messick were absent.

Chairman Speight called the meeting to order.

Coley Hunsucker offered the invocation.

ANNOUNCEMENTS

Director of Planning and Inspections Cox read the following announcements:

- A. King City Council, Regular Meeting: Monday, August 4, 2014, 7:00 p.m., King City Hall
- B. Royce's Bluegrass Jam: Friday August 8 & 22, 2014, 7:00 p.m., King Central Park at the Spainhour Cabin
- C. King Parks & Recreation Advisory Board, Regular Meeting: Thursday, August 14, 2014, 7:00 p.m., King Recreation Acres Community Building
- D. King Planning Board, Regular Meeting: Monday, August 25, 2014, 7:00 p.m., King City Hall

ADJUSTMENTS TO AGENDA

There were no adjustments to the agenda.

APPROVAL OF MINUTES

Brad Tuttle moved to approve the June 23, 2014, Planning Board minutes as presented. Coley Hunsucker seconded the motion which carried by a unanimous vote of 4-0.

REZONING REQUEST CU-062 A CONDITIONAL USE PERMIT REQUEST BY CHRISTIAN VILLAGE, INC.

Director of Planning and Inspections Cox informed the board that this is a request to make a recommendation to the City Council on a conditional use permit request by Christian Village, Inc. for an apartment structure with 12 units on 1.1 acres which is part of a larger tract of 14.28 acres. Christian Village wishes to construct 12 H/C approved apartment units in a 9,720 sq. ft. structure. The tract is currently zoned R-MF (Residential Multi-family) and has access to water and sewer. The units would be tax credit units which Christian Village has obtained funding for and would complete their complex off Campbell Drive. These apartments will be used by the physically handicapped. This is reflected in the design of the structure. Christian Village, Inc. is asking for a waiver of the parking standards of two per dwelling unit to basically one per unit.

Mr. Garry Merritt of 229 Whispering Creek Drive, King, NC informed the board that this is a HUD financed 811 program which is subsidized housing for handicapped people. Generally over 50% of the tenants are wheelchair bound veterans. The Housing Foundation or Management Services Company will manage this property in addition to the other units in this development. There will also be a van service for this property which will accommodate up to 4 wheelchair bound passengers at a time. It will

probably take 90 days to start construction on the proposed project and then approximately nine months to complete.

Action

Norma Cox moved to recommend approval of CU-062 as presented with the waiver of the parking standards as shown on the plan and recommended by staff. Vice-Chairman Hunsucker seconded the motion which carried by a unanimous vote of 5-0.

ITEMS OF GENERAL CONCERN

There were no items of general concern.

ADJOURNMENT TO BOARD OF ADJUSTMENTS

Norma Cox moved to adjourn the regular Planning Board meeting and open the Board of Adjustment meeting. Brad Tuttle seconded the motion which carried by a unanimous vote of 4-0. The Planning Board meeting stood adjourned at 7:15 p.m.

Approved by:

Attest:

Don Speight
Chairman

Tamara H. Hatley, CMC, NCCMC
City Clerk