MINUTES
King Planning Board
Regular Meeting
January 27, 2014

The King Planning Board met in regular session at King City Hall on Monday, January 27, 2014, at 7:00 p.m. Present were: Mayor Jack Warren, Chairman Brad Tuttle, Vice Chairman Coley Hunsucker, Norma Cox, Don Speight, Matthew Chilton, Deelaine Mabe, , Director of Planning & Inspection Todd Cox, City Clerk Tammy Hatley, Deputy City Clerk Tracey Sisk, Officer Perdue, and Andy Carmen with Davis & Pitt Attorney's office. Jerry Byers and Todd Martin were absent.

Chairman Tuttle called the meeting to order.

Vice Chairman Coley Hunsucker offered the invocation.

Vice Chairman Coley Hunsucker made a motion to excuse Jerry Byers and Todd Martin. Don Speight seconded the motion which carried by a unanimous vote of 4-0.

MOTION TO SEAT (ETJ) ALTERNATE
Norma Cox motioned to seat alternate (ETJ) Deelaine Mabe. Vice Chairman Coley Hunsucker seconded the motion which carried by a unanimous vote 4-0. Mr. Mabe was seated at this time.

ANNOUNCEMENTS
Director of Planning and Inspections Todd Cox read the Following Announcements

A. King City Council, Regular Meeting: Monday, February 3, 2014, 7:00 p.m., King City Hall
B. Parks & Recreation Advisory Board, Regular Meeting: February 13, 2014,
C. 7:00 p.m., King Recreation Acres Community Building

ADJUSTMENTS TO AGENDA
There were no adjustments to the agenda.

APPROVAL OF MINUTES
Norma Cox moved to approve the August 26, 2013, regular meeting minutes as presented. Vice Chairman Coley Hunsucker seconded the motion which carried by a unanimous vote of 5-0.

Mayor Jack Warren thanked all the Planning Board members for their service to the community.

ADMINISTRATION OF OATHS OF OFFICE
Mayor Warren administered the oaths of office to Vice Chairman Coley Hunsucker, (ETJ) Norma Cox, and (ETJ) Deelaine Mabe.

APPOINTMENT OF CHAIRMAN
Chairman Brad Tuttle opened the floor for nominations for Chairman of the King Planning Board/Board of Adjustments. Chairman Brad Tuttle nominated Don Speight as Chairman of the King Planning Board/Board of Adjustments.

Chairman Brad Tuttle moved to close the floor being no other nominations at this time and moved to appoint Don Speight as Chairman of the King Planning Board/Board of Adjustments. Vice Chairman Coley Hunsucker seconded the motion. The motion carried unanimously with a vote of 5-0.

APPOINTMENT OF VICE CHAIRMAN
Brad Tuttle opened the floor for nominations for Vice Chairman of the King Planning Board/Board of Adjustments. Chairman Don Speight nominated Brad Tuttle for Vice Chairman of the King Planning Board/Board of Adjustments.

Chairman Don Speight moved to close the floor being no other nominations at this time and moved to appoint Brad Tuttle as Vice Chairman of the King Planning Board/Board of Adjustments. Vice Chairman Coley Hunsucker seconded the motion. The motion carried unanimously with a vote of 5-0.

CU-061 A CONDITIONAL USE PERMIT REQUEST BY CAPITAL BANK/DONNAHA PROPERTIES, LLC
Chairman Don Speight opened the public hearing for CU-061.

Todd Cox informed the board that this is a request by Capital Bank & Donnaha Properties, LLC is being made for a 26.53 acres that is part of a 44.49 acre tract. This would be Phase I of Newsome Farm and would be for 64 apartments. The tract is currently zoned R-MF-A and would allow for apartments. The Council recently annexed the tract into the city, at the request of the owner, due to the fact that the tract was in 3 different jurisdiction (Forsyth, Stokes, & King). The future developer's wanted to develop the tract under King's jurisdiction. The tract has access to both water and sewer. This tract already has some grading and the developer plans to take advantage of graded areas. The developer is placing 13 buildings which will house the 64 apartments on the graded area. They are also proposing a clubhouse, two picnic shelters, a gazebo, sidewalks, and a play field as amenities.

Staff has been working with Harris Gupton, PE on this project. He believes they have covered all the ordinance requirements. The property is in the watershed but, the density is nowhere near the maximum allowed. Phase I of this project would be apartments and the developer wants to see if the market will need more apartments or maybe townhomes for Phase II which will be at a later date. Harris Gupton, the Project Engineer is here for any questions that you may have.

Harris Gupton, of Gupton & Webb, 1078 Bountiful Lane Tobaccoville, NC 27050, representing the developer stated that this property was previously zoned Residential- Multi-Family- Apartment district. He answered several questions from the committee. They have worked with NCDOT getting the correct site distance from the top of the hill to allow for the entry in and out of the site. The units will be on city water/sewer and will have dumpsters. The site lighting at the top of the hill has not been determined yet. However, anything that is needed will be taken care of.

Kent Hunter, of Century 21 Realty, 625 South Main Street King, NC 27021
He stated he was representing the buyer and seller.

Being no one else present wishing to speak, Chairman Don Speight closed the public hearing for CU-061.

Action
Norma Cox moved to recommend to City Council with the 16 conditions being met approve CU-061 as presented. Vice Chairman Brad Tuttle seconded the motion which carried by a unanimous vote of 5-0.

CU-PD-RC-031 REZONING REQUEST BY STONE VENTURES, LLC & WALMART STORES
Chairman Don Speight opened the public hearing for CU-031.

Todd Cox informed the board that this a conditional use rezoning request being made by Stone Ventures, LLC on behalf of Walmart Stores to construct a Walmart Supercenter on 16.25 acres of a 35.04 acre tract. Walmart has an option to buy the tract pending the rezoning of the tract. The remaining tract would be left in two out parcel for sale. The ordinance requires that retail structures over 50,000 sq. ft. have a zoning of PD-RC (Planned Development –Retail Center) and the Walmart store that is being considered is approximately 158,000 sq. ft. The tract is currently zoned L-I (Light-Industrial). Stone Ventures, LLC meets all the requirements for a Conditional Use Rezoning.

Some of the major concerns are traffic (egress & ingress), storm-water, effects on neighboring business, and some increase in crime. The benefits are an increase in tax base (estimated of $4-$5 million), increase in sales tax, increase in property values around the store, increase in jobs, and convenience in shopping & retail savings to citizens.

Staff requested a traffic study and after reviewing the report only one grade "F" was found. This was at the intersection from Five Forks St. left onto Ingram Dr. between the hours of 4-6 p.m. This could be addressed by a turn signal or just leave it as a busy time of day. Storm-water will be addressed in the form of a permanent storm-water retention pond. This would be designed by the states standards. Some establishments as it relates to effects local businesses, such as, local food stores and pharmacies could feel the impact. The other businesses in town have unique products that Walmart doesn't typically carry. Walmart typically brings about 100 full-time and 100-125 part-time jobs. Some of the jobs will be minimum wages but they are still jobs. As for the crime it will be at a minimum due to not having public transportation. The only transportation to get there would be by walking or driving.

Todd read the recommendations that Community Appearance Committee have suggested for the City Council to consider.

Julienne Ratcliff, of 121 Pilot View Drive King, NC 27021 spoke in opposition to CU-PD-RC-031.

Being no one else present wishing to speak, Chairman Don Speight closed the public hearing for CU-PD-RC-031.

Action
Norma Cox moved to recommend that the following issues be addressed before going to City Council as presented on CU-PD-RC-031. Coley Hunsucker seconded the motion which carried by a unanimous vote of 5-0.

- Approval of endorsement by the Community Appearance Committee.
- The Walmart sign that is proposed to be placed at the corner of South Main Street and Ingram Drive needs further study.
- Consider a recommendation to put a round-about inside the property to alleviate traffic problems.
- Consider addressing the rear entrance to Five Forks Village Shopping Center from Five Forks Street in the study.

Items of General Concern

Coley Hunsucker commented on the CVS property where the Lowes Food parking lot connects with the CVS parking lot. The curb needs to be re-worked and dirt needs to be filled in. Chairman Don Speight asked the Clerk to type a letter and send it to the property owner.

ADJOURNMENT

Norma Cox moved to adjourn the Regular Planning Board meeting. Coley Hunsucker seconded the motion which carried by a unanimous vote 5-0. The meeting stood adjourned at 8:15 p.m.

Approved by:

Don Speight
Chairman

Attest:

Tracey Sisk
Deputy City Clerk