MINUTES
King Planning Board
Regular Meeting
March 24, 2014

The King Planning Board met in regular session at King City Hall on Monday, March 24, 2014, at 7:00 p.m. Present were: Mayor Jack Warren, Chairman Don Speight, Vice Chairman Brad Tuttle, Coley Hunsucker, Matthew Chilton, Deelaine Mabe, Jerry Messick, Jerry Byers, Director of Planning & Inspection Todd Cox, Deputy City Clerk Tracey Sisk, Fire Chief Steven Roberson, and representative with Stimmel and Assoc., P.A., Jessie Lester. Norma Cox was absent.

Chairman Don Speight called the meeting to order.

Vice Chairman Brad Tuttle offered the invocation.

There was a consensus to excuse Norma Cox and seat Alternate (ETJ) Member Deelaine Mabe in her absent.

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

a. King Senior Services Advisory Board, Regular Meeting, Tuesday, April 1, 2014, 4:30 p.m., King Senior Center
b. King City Council, Regular Meeting: Monday, April 7, 20140, 7:00 p.m., King City Hall
c. White Goods Collection Week: Monday – Friday, April 7-11, 2014
d. King Parks and Recreation Advisory Committee, Regular Meeting, Thursday, April 10, 2014, 7:00 p.m., King Recreation Acres Community Building

ADJUSTMENTS TO AGENDA
APPROVAL OF MINUTES
Coley Hunsucker moved to approve the January 27, 2014, regular meeting minutes with correction to read as follows "**ADJORNMENT** and remove **TO BOARD OF ADJUSTMENT**." Vice Chairman Brad Tuttle seconded the motion which carried by a unanimous vote of 5-0.

ADMINISTRATION OF OATH OF OFFICE
Mayor Jack Warren administered the oath of office to Regular (ETJ) Member Jerry Messick.

Mayor Jack Warren thanked all the Planning Board for their dedication to the city.

MOTION TO SEAT (ETJ) REGULAR MEMBER
Vice Chairman Brad Tuttle motioned to seat Regular (ETJ) Member Jerry Messick. Coley Hunsucker seconded the motion which carried by a unanimous vote 4-0. Mr. Messick was seated at this time. He will be replacing former Regular (ETJ) Member Todd Martin.

WATERSHED REVIEW REQUEST WS-012, BY ALLEGACY FEDERAL CREDIT UNION

Todd Cox informed the board that this is a request by Allegacy Federal Credit Union for a watershed review. The tract is located at 109 Carmel Drive off S. Main Street. The tract is currently zoned B-2 and is the old location of the McDonald's restaurant. This tract lies within the city's WS-IV watershed and would only allow for 24% built upon area with curb and gutter. The applicant/developer is wishing to utilize the 10/70 provision in our ordinance which would allow them to cover up to 70% of the tract with impervious surface (building, sidewalks, and pavement). Todd also commented that this tract contains 1.304 acres that would put it under watershed review. The site as submitted would cover .685 or 52.53% of the total tract. This would equate to allow them .44 acres from our current 630.43 acres we have allocated for the 10/70 provision. This would leave us with 629.99 acres for future allocation. Todd Cox stated that Jessie Lester, P.A., was here representing Allegacy FCU.

ACTION

Vice Chairman Brad Tuttle moved to recommend to City Council that the Watershed Review Request WS-012, by Allegacy FCU, be approved as presented. Deelaine Mabe seconded the motion which carried by a unanimous vote of 5-0.

ITEMS OF GENERAL CONCERN

Brad Tuttle complimented the city workers on how much better Ingram Drive was looking on the road repairs. Don Speight asked Zoning Officer Todd Cox to look into to some possible zoning violations in his area. Alternate Member Jerry Byers commented on the need for the "Welcome to the King" signs to be landscaped. Alternate Member Matthew Chilton commented on the need for a stop light at the intersection of Goff Road and West King Street.

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 7:33 p.m.

Approved by:

Don Speight
Chairman

Attest:

Tracey Sisk
Deputy City Clerk