



# CITY OF KING PLANNING BOARD

**MEETING DATE:**  
**JULY 28, 2025**

## PART A

<b>Subject:</b>	SPR-470 PRELIMINARY PLAT FOR HICKORY HEIGHTS SUBDIVISION
<b>Action Requested:</b>	Approve SPR-470 preliminary plat for Hickory Heights subdivision as submitted by Garry Merritt (7G's).
<b>Attachments:</b>	<ul style="list-style-type: none"><li>• Zoning Action request form.</li><li>• Preliminary plat review form.</li><li>• S/D site plans.</li></ul>

### This abstract requires review by:

**City Engineer**

**City Fire Inspector**

**G. Todd Cox, Int. Planner & Zoning Officer**

## PART B

### Introduction and Background:

This subdivision is being submitted by Garry Merritt (7G's, LLC) for preliminary plat approval of 183 lots on 93.17 acres located off the entrance of Whispering Creek Road (Country Place) with a secondary entrance on Fosstorall Street (off Scenic Drive). The development, if approved, will be constructed by Arden Group, LLC of Winston-Salem, NC. The subdivision is located in the city's WS-IV watershed and they have decided to use the clustering section of our ordinance (Sec. 32-275) due to the topography of the land. The minimum lot sizes may vary but will still have an average of 3 d.u./acre for the overall project (93 ac. x 3 d.u. = 279 potential d.u.). The Clustering section allows for a varying of lot widths and setbacks, if approved by the planning board. The main entrance will be off of Whispering Creek Road across from Brookvalley Road. The project has access to water from Whispering Creek Road and Fosstorall Street. Sewer will be accessed from the Danbury Creek outfall line that runs along Country Place S/D's south side. The property is currently in the city limits and the zoning is R-15 (Residential-Medium Density) and vacant.

### Discussion and Analysis by Staff:

In reviewing this subdivision, I have received comments from the city engineer on access to Whispering Creek Road and he sees no problems there. The project is required to improve Fosstorall Street up to Scenic Drive as a secondary entrance to the subdivision. This will ensure that adequate access flow will be achieved for ingress/egress to the project. We do have an issue with Fosstorall Street being a private drive right now and the developer will need to ensure that once the street is upgraded to NCDOT standards that the state takes over the maintenance of this street. The city can't take control of the street at this time due to the middle section being outside of the corporate limits so, NCDOT will need to commit to taking it over.

As stated above, the planning board can allow the developer to vary their setbacks and lot width from what the ordinance requires for a R-15 district. The developer has shown varying lot widths (60' as opposed to 80') but they have kept the R-15 lot setbacks of 30' front/rear and 10' on sides. You will need to decide if this is something that would be in keeping with the spirit of Sec. 32-275, Clustering. The difference between 60' lot widths and 80' lot widths is approximately 40 to 45 lots (183 with 60' widths and 141 to 145 with 80' w)

The Danbury Creek crossing is governed by the state and the developer will have to get permits from them prior to the construction phase. As with any of the city's subdivision project, this will be developed over time and the impact on our city and county services will be at a manageable level.

**Sec. 32-289. - Cluster development.**

Cluster development is allowed in all watershed areas under the following conditions:

- (1) Minimum lot sizes are not applicable to single-family cluster development projects; however, the total number of lots shall not exceed the number of lots allowed for single-family detached developments in section 32-286 (3/ac.) and minimum setbacks and lot widths maybe be applied. Density or built-upon area for the project shall not exceed that allowed for the critical area, balance of watershed or protected area, whichever applies.
- (2) All built-upon area shall be designed and located to minimize stormwater runoff impact to the receiving waters and minimize concentrated stormwater flow, maximize the use of sheet flow through vegetated areas, and maximize the flow length through vegetated areas.
- (3) Areas of concentrated density development shall be located in upland areas and as far as practicable from surface waters and drainageways.
- (4) The remainder of the tract shall remain in a vegetated or natural state. The title to the open space area shall be conveyed to an incorporated homeowner's association for management; to a local government for preservation as a park or open space; or to a conservation organization for preservation in a permanent easement.
- (5) Cluster developments that meet the applicable low-density requirements shall transport stormwater runoff by vegetated conveyances to the maximum extent practicable.

**Budgetary Impact:**

If approved, additional taxes for county & city, additional development fees, and additional service cost.

**Recommendation:**

I would recommend reviewing the subdivision to the subdivision checklist to make sure everything is shown per the ordinance requirements. This is a technical review by the board to ensure that the clustering and subdivision ordinance is being met and as long as it does, approval should be given. This does not go to city council.

Staff recommends approval of SPR-470 Preliminary Plat for Hickory Heights Subdivision.

The next phase for this project, if approved, is to prepare and submit construction documents.



