

MINUTES
King Planning Board
Regular Session
May 26, 2026

The King Planning Board held a regular session at King City Hall on Tuesday, May 26, 2026, at 6:00 p.m. Chairman Jeff Walker, Vice Chairman David Hudson, Peter Mosco, Joe Ramsey, Jerry Messick, Alternate Members Mindi Alexandra, Jodie Wallace, Von Robertson, City Planner Intern Emerson Wright, City Clerk Nicole Branshaw, Assistant Fire Chief J. Lane, and Chaplain Scott Vernon were present at the meeting. Alternate members Darrin Koone and Kyle Hall were absent.

Chairman Jeff Walker called the meeting to order.

Chaplain Scott Vernon offered the invocation.

PUBLIC COMMENT

Chairman Jeff Walker opened the public comment period at 6:02 p.m. With no one signed up to speak, Chairman Jeff Walker closed the public comment period at 6:02 p.m. ****SEE DOCUMENT #1****

1. ADJUSTMENTS TO AGENDA

No adjustments were made to the agenda.

2. APPROVAL OF MINUTES

A. Approval of Minutes - April 27, 2026

MOTION: Vice Chairman David Hudson moved to approve the minutes of April 27, 2026, as presented. Peter Mosco seconded the motion, which passed unanimously (5-0).

3. DISCUSSION ITEM

A. Public Hearing - Amend Chapter 32. – Zoning; Art. I. – General, Sec. 32-8. – Definitions; Article II.- Administration & Enforcement, Division 1. – General, Add Section 32-50 Special Use Permits; Article III. – Establishment Of Districts, Section 32-164; Article IV. – Uses By Zoning District, Sec. 32-206; Article V. – Development Standards, Division 1. – General, Sec. 32-245, 246, 247, and 259.1.

Chairman Walker opened the public hearing at 6:04 p.m. With no public comment, the hearing closed at 6:04 p.m., and the Board proceeded with discussion.

City Planner Intern Emerson Wright presented the proposed amendments to the City's zoning ordinance, explaining that the existing Special Use Permit section (Section 32-129) does not comply with current North Carolina General Statutes. The City Attorney reviewed and edited the amendments to align the ordinance with updated state law. The specific sections being amended or added are: 32-8, 32-50, 32-164, 32-206, 32-245, 32-246, 32-247, and 32-259.1.

Wright highlighted that the most significant changes appear on pages 10 and 11 of the document, where updated required findings and additional conditions for issuing Special Use Permits have been added to reflect the new state statute requirements. He noted that the red-marked sections represent the new

language being incorporated. Wright said the more detailed checklist for issuing or denying a Special Use Permit was a positive development for the city.

Wright also noted a terminology update on page 12, where "conditional districts" were updated to "conditional zoning districts," bringing the ordinance's language in line with how the planning department already refers to such designations (as "CZ") and making the terminology clearer for the public.

A board member inquired about how substantially the new requirements differ from the existing language, noting the volume of red-marked text. Wright clarified that all red sections represent additions needed to achieve compliance with state law, rather than replacements of existing policy.

Discussion briefly turned to a traffic-related concern raised by a board member regarding speed limits and traffic signal operations at a nearby intersection. Chairman Walker noted that the Planning Board does not oversee traffic matters. City Clerk Nicole Branshaw suggested that the concern could first be directed to the Police Department. Wright indicated that such matters may also fall under the City's Engineering Department and suggested contacting that department for a more detailed response.

MOTION: Peter Mosco moved to recommend that the City Council approve the proposed amendments to the City's zoning ordinance to Chapter 32. – Zoning; Art. I. – General, Sec. 32-8. – Definitions; Article II. – Administration & Enforcement, Division 1. – General, Add Section 32-50 Special Use Permits; Article III. – Establishment Of Districts, Section 32-164; Article IV. – Uses By Zoning District, Sec. 32-206; Article V. – Development Standards, Division 1. – General, Sec. 32-245, 246, 247, and 259.1. The motion was seconded by Vice Chairman David Hudson and approved unanimously 5-0. ****SEE DOCUMENT #2****

ITEMS OF GENERAL CONCERN

No items of general concern were raised.

ADJOURNMENT

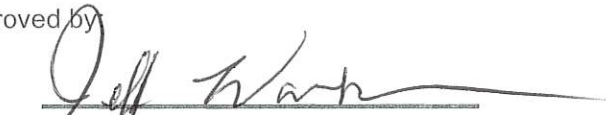
MOTION: Vice Chairman David Hudson moved to adjourn the meeting. Joe Ramsey seconded the motion, which carried unanimously 5-0.

*** Clerk's Note: See document 1-2 for supporting documents. ***

{SEAL}



Approved by


Jeff Walker, Chairman

Attest:


Nicole Branshaw, City Clerk



Date: May 26, 2026

PLANNING
BOARD

PUBLIC COMMENT SIGN-UP SHEET

All persons who wish to speak MUST sign up for the Public Comment period unless you wish to speak during a public hearing, in which case you must sign up for the Public Hearing. ALL SPEAKERS ARE LIMITED TO 3 MINUTES.

PLEASE PRINT ALL INFORMATION

<u>NAME</u>	<u>ORGANIZATION (If Any)</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>SUBJECT</u>	<u>City Resident?</u>
1. _____					☐ yes ☐ no
2. _____					☐ yes ☐ no
3. _____					☐ yes ☐ no
4. _____					☐ yes ☐ no
5. _____					☐ yes ☐ no
6. _____					☐ yes ☐ no
7. _____					☐ yes ☐ no
8. _____					
9. _____					
10. _____					
11. _____					
12. _____					
13. _____					

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In many cases, the City Council will receive your comments but take no action at the meeting.

A staff member will contact you to follow up on your concerns.



Date: May 26, 2026

PUBLIC HEARING SIGN-UP SHEET

PUBLIC HEARING

Rezoning Request: Public Hearing - Amend Chapter 32. – Zoning; Art. I. – General, Sec. 32-8. – Definitions; Article II. – Administration & Enforcement, Division 1. – General, Add Section 32-50 Special Use Permits; Article III. – Establishment Of Districts, Section 32-164; Article IV. – Uses By Zoning District, Sec. 32-206; Article V. – Development Standards, Division 1. – General, Sec. 32-245,246,247, And 259.1.

All persons who wish to speak MUST sign up for the Public Hearing. ALL SPEAKERS ARE LIMITED TO 3 MINUTES.

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