

MINUTES
KING CITY COUNCIL
REGULAR MEETING
07.07.25

The King City Council convened for its regular meeting at the King City Hall, Council Chambers, 229 S. Main St, King, on Monday, July 7, 2025, at 6:00 pm. The purpose of the meeting was to discuss and make decisions on various city matters. Present at the meeting were Councilman Tyler Bowles, Mayor Pro Tem Jane Cole, Mayor Rick McCraw, Councilwoman Terri Fowler, Councilman Michael Lane, City Manager Scott Barrow, City Clerk Nicole Branshaw, Director of Finance and Personnel Susan O'Brien, Fire Chief Steven Roberson, Police Chief Jordan Boyette, Police Officer C. Kennon, Senior Center Director Paula Hall, Water Plant Superintendent Mark Danley, Supervisor of Public Works Ricky Lewis, Superintendent of Public Utilities Chuck Moser, Chaplain Rick Hughes, City Attorney Brad Friesen, and Chaplain Rick Hughes.

MEETING CALLED TO ORDER

Mayor McCraw called the meeting to order at 6:00 PM.

PLEDGE AND INVOCATION

The Pledge of Allegiance was recited, followed by an invocation given by Chaplain Rick Hughes.

ANNOUNCEMENTS

Mayor McCraw noted the announcements listed on the agenda and thanked everyone for attending, including those watching online.

He asked if there were any changes, additions, or corrections to the announcements. There were none, so the announcements were accepted as presented.

PUBLIC COMMENT

Mayor McCraw opened the public comment section at 6:03 PM. He explained the rules for public comment, including the 3-minute time limit per speaker.

1. Joe Ianucilli, 125 Silver Maple Dr, King, thanked the King Chamber of Commerce, the City Council, the Inspections Department, and many other community members as he gets closer to opening up his Bagel Boss restaurant in the King's Crossing Shopping Center.
2. Abbie Green & Jedidah Adu, 1642 Spainhour Mill Rd, Pinnacle, addressed the Mayor and Council concerning the Youth and Government Club at West Stokes High School. The two young ladies are seeking ways to raise funds to provide other students with the opportunity to join the club, free from the financial constraints that limit their participation in the annual Raleigh trip.
3. Dan Corder, Tobaccoville Village Administrator, addressed the Mayor and Council regarding the Tobaccoville annual spring cleanup. He stated, "With us this year for our annual pickup. I tell you, every year I work with these people, I'm so impressed by them. They did a wonderful job this year. And just when I think they can't do any better, they go out and they do even better every year." He specifically thanked employees Elijah Booe, Holden McGraw, and Jasper Pollock, noting, "They represented the city very, very well with our residents. We had zero complaints, and that says something. When you do a public works job out there, you run the number of people that they ran not to have a single complaint. It was absolutely stellar."
4. Randy Griffin, 230 Lake St, King, addressed the Mayor and Council regarding his recurring concern about water and sewer billing. He said, "As usual, I'm up here for a couple of subjects. One is I've asked this more than once about whether we can look at a graduated scale for the water bill or sewer bill. He expressed frustration about not receiving answers to his questions and mentioned needing

to meet with City Manager Scott Barrow again about comparing gallons charged versus what Forsyth County processes. He concluded, "I am going to get with Mr. Barrow, and he's already said that he would be more than happy to try to help."

5. Stephen James, 125 Kirkleigh St, King, addressed the Mayor and Council first commenting on how nice the new ABC store turned out, stating it was one of the nicest ones he has been in. Mr. James said the 4th of July fireworks display on Friday night was incredible, and he was really impressed with the selection they had. He then raised a traffic concern, stating he would like to see a no left turn foot at the intersection of Dalton and Main Street, either for limited hours, like 3 to 9 pm, or something to help with this traffic flow. Mr. James suggested that next year, this will be America's 250th anniversary, and he would like to see us have a full day of events to go along with the fireworks. Maybe we could host a parade or event at the fairgrounds, featuring food trucks, vendors, and various activities, because I think it's going to be really big.
6. Katie Tedder, Executive Director of the Tedder Rescue Foundation, announced the King Chamber of Commerce ribbon cutting on Tuesday, July 15, at 5:30 PM at the Tedder Farm, inviting everyone to attend. She expressed excitement about updates since her last speaking: "I am very excited to give you many, many, many updates since the last time I was standing right here. So much has happened in this short amount of time." She also mentioned sending out invitations for an advisory council and thanked those who agreed to participate.

There being no one else to give written or verbal requests wishing to speak. Mayor McCraw closed the meeting's public comment portion at 6:16 p.m. ****SEE DOCUMENT #1****

1. ADJUSTMENTS TO THE AGENDA

MOTION: Mayor Pro Tem Cole motioned to approve adding as item 4B PUBLIC HEARING: Set a New Date for Public Hearing to Amend Chapter 32, Article IV, Sec. 32-196 and Sec. 32-198; Chapter 32, Article V, Add Sec. 32-248.1. Councilwoman Fowler seconded the motion, which was carried by a unanimous vote of 4-0. ****SEE DOCUMENT #2****

No other adjustments were made.

2. CONSENT AGENDA

Mayor McCraw explained that the consent agenda items were believed to be non-controversial and administrative in nature. He asked if any council members wanted to remove items from the consent agenda for separate discussion. The following consent items were approved:

A. Approval of Minutes

- a. June 2, 2025

B. Order of Collections of 2025 taxes and Order of Collections of 2024 and prior years' taxes by the Forsyth County Tax Collector

C. Set a Public Hearing Date for Financing Agreement of PD Radios

MOTION: Councilwoman Fowler motioned to approve the consent agenda as presented. Councilman Lane seconded the motion, which was carried by a unanimous vote of 4-0.

3. NEW EMPLOYEES

A. Introduction To New Employees

Mayor McCraw recognized new employees:

- a. Chris Kennon – Water Treatment Operator B-Shift
- b. Emerson Wright – City Planner Intern

4. PUBLIC HEARING

A. Request To Approve Ordinance 2025-07, By Westmoreland Construction Co., LLC.

The property owner is requesting voluntary annexation per our utility's extension section of our ordinance. This is lots #2 - 5 on Goff Road and contains 4.284 acres (See plat map). Lot #1 is hooked to a septic system.

Sec. 29-232. General policies regarding extensions.

(b) It shall be the general policy of the city to permit extensions of water and sewer service to areas outside the city's corporate limits, but within the city's adopted area of consideration for annexation, only when such areas or developments simultaneously with the request for water and/or sewer service agree to petition the city for annexation, where practical, prior to the extension of such service. The board shall have the authority to waive this requirement when an annexation would be impractical, legally impossible, or would not be in the best interest of the city.



Mayor McCraw opened the public hearing at 6:20 PM. There being no one to give written or verbal requests wishing to speak. Mayor McCraw closed the meeting's public comment portion at 6:21 p.m.

These tracts/lots are contiguous to the existing city limits and have access to the city sewer via the lines in Oakmont S/D and water along Goff Road.

Staff recommends approving Ordinance 2025-07, and making the effective date July 7, 2025, and causing the ordinance and plat map to be recorded within the next 30 days per the NC General Statutes.

Discussion ensued about the development proposal involving the multiple lots. There was a detailed conversation about the lot configurations and obtaining water and sewer which will tie in off Oakmont Court.

MOTION: Councilwoman Fowler motioned to approve Ordinance 2025-07, making the effective date July 7, 2025, and causing the ordinance and plat map to be recorded within the next 30 days per the NC General Statutes. Mayor Pro Tem Cole seconded the motion, which was carried by a unanimous vote of 4-0. ****SEE DOCUMENT #3****

B. ADDED Set a New Date for Public Hearing to Amend Chapter 32, Article IV, Sec. 32-196 and Sec. 32-198; Chapter 32, Article V, Add Sec. 32-248.1.

This public hearing was initially scheduled for July 7, 2025, but the project engineer withdrew it from the Planning Board meeting in June. The Planning Board will have this item on its agenda on July 28, 2025. Therefore, this item will be continued on the August 4, 2025, City Council agenda.

MOTION: Mayor Pro Tem Cole motioned to continue Public Hearing to Amend Chapter 32, Article IV, Sec. 32-196 and Sec. 32-198; Chapter 32, Article V, Add Sec. 32-248.1. Councilman Lane seconded the motion, which was carried by a unanimous vote of 4-0.

5. Discussion Items

A. Lease Agreement Draft for Chamber

The Chamber has to be out of its current location sometime in early August. We have been discussing renting the upstairs of the old Police Department Building. City Attorney Brad Friesen explained the situation regarding a lease agreement with the Chamber of Commerce. They noted that the Chamber had a short timeframe to exit their current lease, and there wasn't sufficient time to prepare a multi-year lease. A draft one-year lease was presented, with the possibility of extending it to a multi-year agreement in the future.

City Attorney Brad Friesen explained that entering into a multi-year lease would require 30 days' notice with the initial rental amount and adoption at a regular meeting. Due to timing constraints, this couldn't be accomplished for the current meeting or even the August 4th meeting. He outlined the options: the council could delegate authority to the City Manager to enter into a one-year lease, or the council could approve a one-year lease without the 30-day notice requirement.

City Attorney Brad Friesen clarified that the document provided was a draft that would need modification and revision. Mayor McCraw stated he would like to see the lease in its final form before approval. Councilman Bowles suggested directing the City Manager to enter into a one-year lease similar to the draft they received, given the situation.

City Attorney Brad Friesen confirmed they could finalize the form if they knew the rental amount and that it would be a one-year term or less. He added that the council could delegate this authority with specific parameters, such as minimum and maximum rental amounts, and that the one-year term offered flexibility for the City Manager and the Chamber to work out the final details.

MOTION: Councilwoman Fowler motioned to approve directing City Manager Barrow to enter into a rental agreement for renting the upstairs of the old Police Department Building with the King Chamber of Commerce. Councilman Lane seconded the motion, which was carried by a unanimous vote of 4-0.

6. ACTION ITEMS

A. Reappointment to the Stokes Municipal ABC Board

The King City Council appointed Mark Saunders as a member of the King ABC Board for a two-year term. The mission of local ABC boards and their employees shall be to serve their localities responsibly

by controlling the sale of spirituous liquor and promoting customer-friendly, modern, and efficient stores.

Board Chairman Brian Booe has requested the reappointment of Mark Saunders to the board for an additional two-year term. Chairman Booe believes that Mark Saunders' continued involvement will be invaluable to the board of directors, and in the foreseeable future, as the ABC store grows in the City of King. Thank you for your consideration in this matter.

MOTION: Mayor Pro Tem Cole motioned to approve the reappointment of Mark Saunders to the King ABC Board for another 2 years, making his term end on July 2027. Councilwoman Fowler and Councilman Bowles simultaneously seconded the motion, which was carried by a unanimous vote of 4-0. (Cole-Y, Fowler-Y, Bowles-Y, Lane-no vote)

7. DEPARTMENTAL REPORTS

Council members reviewed the departmental reports.

MOTION: Motion to acknowledge receipt of the departmental reports: Moved by Councilwoman Fowler, Councilman Lane seconded. Motion carried unanimously.

ITEMS OF GENERAL CONCERN

Mayor McCraw thanked the fire department for inviting council members to attend the fireworks with the firefighters and their families, noting the strong sense of family within city departments. He also mentioned the Montel Williams Military Makeover event that took place in King, honoring a veteran who was shot multiple times while saving a fellow soldier. Mayor McCraw expressed pride that this recognition happened in their city. He also mentioned receiving positive reviews about the city's pickleball facilities. He thanked the fire department for sending four firefighters to assist with swift water rescue operations during recent flooding, calling it "neighbors helping neighbors."

Councilman Lane remarked that the July 4th fireworks show was possibly the best the city had ever had, noting its impressive length and quality. He expressed gratitude for being able to enjoy it as a citizen each year. Councilman Lane also commended city services, noting how citizens often take for granted basic services like water supply and emergency response. He shared a personal experience where yard waste he had placed by the road was promptly collected within a couple of days, highlighting this as a valuable service.

Councilman Bowles expressed appreciation for city staff working on their holiday, stating that their dedication is "what makes King a wonderful place to live, work, and play."

Councilwoman Fowler thanked everyone for all they do.

Mayor Pro Tem Cole mentioned a water leak that occurred during the fireworks display, which he believed was in the Country Place area. He thanked the staff who worked on the holiday to address the issue.

CLOSED SESSION

Closed session for the purpose of discussing personnel matters per N.C. General Statute 143-18.11(A)(6).

Councilwoman Fowler moved to adjourn to a closed session at 6:50 p.m. for the purpose of discussing personnel matters, as permitted by N.C. General Statute 143-18.11 (A)(6). Councilman Lane seconded the motion, carried by a unanimous vote of 4-0.

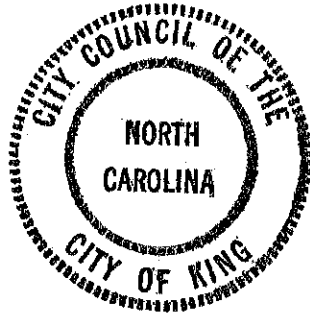
Mayor McCraw reconvened the meeting at 8:32 p.m., stating that no action was taken during the closed session.

ADJOURNMENT

MOTION: Councilwoman Fowler motioned to adjourn the meeting at 8:36 pm. Councilman Lane seconded the motion, which was carried by a unanimous vote of 4-0.

*** Clerk's Note: See Document 1-3 for supporting documents. ***

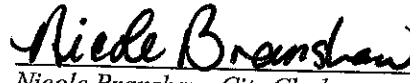
{Seal}



Approved by:


Richard E. McCraw, Mayor

Attest:


Nicole Branshaw, City Clerk



Date: July 7, 2025

CITY
COUNCIL

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

NAME	ORGANIZATION (If Any)	ADDRESS	PHONE	SUBJECT	City Resident?
1. Joe Janus	Bogel Bass	175 SILVERMAPLE DR, KING	(860) 523-4666	Thank You	☒ yes ☐ no
2. Abbie Green	Jedidah Abu	11412 Spinnaker Mill rd, Pinnacle	(336) 813-6528	Youth + Government	☒ yes ☐ no
3. Dan Conder	Village of Tabascoville	2063 Carveth - R1 King, N.C.	(336) 345-8272	Thank You	☒ yes ☐ no
4. Andy Gress		230 LADCE ST	336-914-1389	WATKINS	☒ yes ☐ no
5. Stephen James		125 Kirkleigh Ct	336-399-6872	General Council	☒ yes ☐ no
6. Katie Teoder		Redeem Coy Hall rd		TEODER FOUND	☒ yes ☐ no
7.					☐ yes ☐ no
8.					☐ yes ☐ no
9.					☐ yes ☐ no
10.					
11.					
12.					
13.					

BOARD: City Council

DATE: July 7, 2025

DOCUMENT #: 1 PAGES: 1

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.



CITY OF KING CITY COUNCIL

MEETING DATE:

JULY 7, 2025

BOARD: City Council

DATE: July 7, 2025

PART A

DOCUMENT #: 2 PAGES: 1

Subject:	SET DATE FOR A PUBLIC HEARING TO AMEND CHAPTER 32, ARTICLE IV, SEC. 32-196 AND SEC. 32-198; CHAPTER 32, ARTICLE V, ADD SEC. 32-248.1
Action Requested:	Set a new public hearing for August 4, 2025, to review and approve or deny the request.
Attachments:	

Todd Cox

Todd Cox, Int. Planner/Zoning Officer

This abstract requires review by:

City Manager

City Attorney

PART B

Introduction and Background:

We have an applicant, Arden Homes, who is proposing a text amendment that would add a second and new PUD-CM (Planned Unit Development – Commercial Mixed Uses) to the zoning ordinances (Sec. 32-248.1). We currently have in Sec. 32-248 Planned Unit Development (PUD), and it mainly applies to residential uses. In the past, our PUDs have consisted of single-family, multi-family apartments or townhomes with up to 15% of the total tract that could be used for business-type uses that would service the residential uses.

The new PUD would apply to commercial uses only, with apartments being the only residential type of use. Most apartment uses are residential by building code and some zoning codes, but are treated as commercial uses because they are not owner-occupied and owned by a corporation. So, in the new PUD-CM, use would include various types of commercial, light-industrial, and residential apartment uses. It would allow for a similar type of setbacks and dimensional requirements.

Discussion and Analysis:

This public hearing was originally scheduled for July 7, 2025, but the project engineer requested a continuance from the Planning Board meeting in June. The Planning Board will have this item on their agenda on July 28, 2025. Therefore, this item will be continued on the August 4, 2025, City Council agenda.

Budgetary Impact:

Recommendation:

Staff recommends holding the public hearing on August 4, 2025, for the city council's regular meeting, with the planning board reviewing and making a recommendation to the council on the proposed amendment at their regular meeting on July 28, 2025.



Date: July 7, 2025

PUBLIC COMMENT SIGN-UP SHEET

Public Hearing for Ordinance 2025-07 – By Westmoreland Construction Co., LLC

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.					

BOARD: City Council

DATE: July 7, 2025

DOCUMENT #: 3 PAGES: 1

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