



AGENDA

MEETING CALLED TO ORDER

PLEDGE

Notes on Pledge: Remain Standing for the invocation

INVOCATION – Chaplain Tracey Collins

ANNOUNCEMENTS

Notes on Announcements:

- King City Council, Regular Meeting: Monday, August 4, 2025, 6 p.m., City Hall Council Chambers, 229 S. Main Street
- Parks/Recreation Advisory Board, Regular Meeting, Thursday, August 14, 2025, 6 p.m., Parks/Rec Community Building Parlor Room, 107 White Road
- King Planning Board, Regular Meeting: Monday, August 25, 2025, 6 p.m. at City Hall Council Chambers, 229 S. Main Street
- City Offices will be closed on Monday, September 1, 2025, in observance of the Labor Day holiday
- Stokes Co Fair: Tuesday-Saturday, September 9-13, 2025, American Legion 290;
<http://stokescountyfair.org/>

1. ADJUSTMENTS TO AGENDA

2. APPROVAL OF MINUTES

A. Approval of Minutes - June 28, 2025

3. DISCUSSION ITEMS

A. SPR-470 Preliminary Plat Review for Hickory Heights Subdivision

B. Proposed Amendment to Chapter 32, Article III, Sec. 32-163 And Sec. 32-164;
Proposed Addition to Chapter 32, Article V, Division 1, Sec. 32-261

ITEMS OF GENERAL CONCERN

ADJOURNMENT



CITY OF KING PLANNING BOARD

MEETING DATE:

07/28/2025

PART A

Subject:	APPROVAL OF MINUTES
Action Requested:	Unless any corrections are made, I recommend adopting the minutes of the June 23, 2025, Planning Board meeting as presented.
Attachments:	1. Draft copy of minutes from June 23, 2025, Planning Board meeting

Nicole Branshaw <hr/> Nicole Branshaw, City Clerk	This abstract requires review by:	
	City Manager	City Attorney

PART B

Introduction and Background:
Discussion and Analysis:
Budgetary Impact:
Recommendation:
Adoption of June 23, 2025, Planning Board minutes as presented.

MINUTES
King Planning Board
Regular Session
June 23, 2025

The King Planning Board held a regular session at King City Hall on Monday, June 23, 2025, at 6:00 p.m. Chairman Jeff Walker, Vice Chairman David Hudson, Jerry Messick, Darrin Koone, Von Robertson, City Manager Scott Barrow, City Planner Intern Emerson Wright, City Clerk Nicole Branshaw, Mayor Pro Tem Jane Cole were present at the meeting. Absent from the meeting were Joe Ramsey, Alternates Kyle Hall, Marsha Poston, and Kim Saucier.

Vice Chairman Jeff Walker called the meeting to order.

Jerry Messick offered the invocation.

Motion

Jerry Messick moved to excuse Joe Ramsey from the meeting and seat Alternate Von Robertson. Vice Chairman David Hudson seconded the motion, which passed by a unanimous vote of 3-0.

Vice Chairman David Hudson moved to excuse Marsha Poston from the meeting and seat Alternate Darrin Koone. Von Robertson seconded the motion, which passed by a unanimous vote of 4-0.

Chairman Jeff Walker noted the announcements on the agenda and read a statement regarding public comment procedures.

PUBLIC COMMENT

Chairman Jeff Walker opened the public comment period at 6:05 pm.

1. Sandra Nelson, 103 Campbell Ridge Circle, King, addressed the Planning Board with concerns about the potential opening of Campbell Ridge and Timmy's Lane. She stated she was concerned because there are always a lot of Fire or EMS on this road, and the traffic that would be passing through was alarming for the residents in that area.

2. Randy Griffin, 230 Lake Street, King, addressed the Planning Board on the growth in King. Mr. Griffin provided a handout to the board and several seated residents. He stated King needed smart growth. He highlighted essential things to him on the paper he handed out. He feels that population and growth are what King wants, and that King wants to be like other nearby areas, such as Clemmons and Kernersville. Mr. Griffin also raised concerns about the city's police department versus using the sheriff's department, given the population differences.
3. Julieane Hurley, 205 Timmy's Lane, King, addressed the Planning Board, expressing frustration about the lack of communication regarding the development on Timmy's Lane. They requested better communication methods for residents. The speaker also inquired about any planned improvements for Ingram Drive.
4. Susan Warner, 134 Campbell Ridge Circle, King, addressed the Planning Board and voiced concerns about storm runoff and suggested a moratorium on building until the issue is addressed. They also mentioned traffic congestion problems, particularly around 5 o'clock, and raised concerns about wildlife in the area. The speaker requested better communication and monitoring of information shared on social media by council members.
5. Cheryl Boles, 206 Timmy's Lane, King, addressed the Planning Board, echoing concerns about communication, stating that many residents were unaware of the meeting and thought the issue was no longer being discussed.
6. With no one else signed up to speak for public comment. Chairman Jeff Walker closed the public comment at 6:25 pm. ****SEE DOCUMENT #1****

ADJUSTMENTS TO AGENDA

City Manager Scott Barrow asked the Planning Board to table item **4A, *Proposed Test Amendment by Arden Group to Revise Chapter 32***, until the July 28, 2025, Planning Board Meeting, and hold the Public Hearing at the City Council Meeting on August 4, 2025.

Motion

Vice Chairman David Hudson moved to table item **4A, *Proposed Test Amendment by Arden Group to Revise Chapter 32***, until the July 28, 2025, Planning Board Meeting, and hold the Public Hearing at the City Council Meeting on August 4, 2025, as requested by

the Arden Group. Darrin Koone seconded the motion, which passed by a unanimous vote of 5-0.

APPROVAL OF MINUTES

Jerry Messick moved to approve the minutes of February 24, 2025, as presented. Von Robertson seconded the motion, which passed unanimously with a vote of 5-0.

INTRODUCTION OF CITY PLANNER INTERN

The City Manager introduced new employee, Emerson Wright, and his position as City Planner Intern.

PROPOSED TEXT AMENDMENT BY ARDEN GROUP TO REVISE CHAPTER 32

This item was tabled. See motion information under **Adjustments to Agenda**.

ITEMS OF GENERAL CONCERN

Darrin Koone, a Planning Board member, explained that board members are limited in what they can discuss outside of agenda items to maintain proper procedure.

ADJOURNMENT

Vice Chairman David Hudson moved to adjourn the meeting at 6:41 pm. Von Robertson seconded the motion. The motion was carried unanimously with a vote of 5-0.

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

{SEAL}

Approved by:

Jeff Walker, Chairman

Attest:

Nicole Branshaw, City Clerk



CITY OF KING PLANNING BOARD

MEETING DATE:
JULY 28, 2025

PART A

Subject:	SPR-470 PRELIMINARY PLAT FOR HICKORY HEIGHTS SUBDIVISION	
Action Requested:	Approve SPR-470 preliminary plat for Hickory Heights subdivision as submitted by Garry Merritt (7G's).	
Attachments:	<ul style="list-style-type: none">• Zoning Action request form.• Preliminary plat review form.• S/D site plans.	
G. Todd Cox, Int. Planner & Zoning Officer	This abstract requires review by:	
	City Engineer	City Fire Inspector

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.



I. APPLICANT 7G's, LLC DATE OF REQUEST: 5-30-2025
 ADDRESS: PO Box 188 COUNTY: Stokes TOWNSHIP: Yadkin
King, NC 27021 DEED BOOK: 607 PAGE: 723
 TELEPHONE: 336.972.5806 TAX MAP: 5992-88- PARCEL: 3586
 ZONING DISTRICT: R-15 SUBDIVISION LOT NO.: 183
 OWNERS (SUBJECT & ABUTTING PROPERTIES): See Site Plan

II. APPLICATION IS HEREBY MADE FOR THE HEREIN DESCRIBED ZONING ACTION ON
 PROPERTY LOCATED: Off Whispering Creek Road in the 100 Blk.
 THE REQUESTED ACTION IS: Major preliminary S/D approval of 183 lots for single-family dwellings.
 IS THE PROPERTY LOCATED IN THE WATERSHED PROTECTION AREA? YES X No:
 IF YES SEE ATTACHMENT A

IS THE PROPERTY LOCATED IN A FLOOD PLAIN? YES X (portion) NO IF YES SEE ATTACHMENT B

III. INDICATE TYPE REQUEST:

<u> </u> REZONING PERMIT	<u> </u> TEMPORARY PERMIT (NO SITE INSP.)
<u> </u> VARIANCE PERMIT	<u> </u> MINOR SUBDIVISION PLAT REVIEW
<u> </u> CONDITIONAL USE PERMIT	<u> X </u> MAJOR SUBDIVISION PLAT REVIEW
<u> </u> SPECIAL EXCEPTIONAL PERMIT	<u> </u> PLAT FILING FEE
<u> </u> TEMPORARY PERMIT (SITE INSP.)	<u> </u> WATERSHED REVIEW

APPLICANT'S SIGNATURE _____

ZONING ENFORCEMENT OFFICER _____

(SEE FEE SCHEDULE) TOTAL FEE DUE: \$5,650.00

IV. PLANNING BOARD WILL REVIEW (IF REQUIRED): July 28, 2025 @ 6 pm at city hall.

BOARD OF ADJUSTMENT WILL REVIEW (IF REQUIRED):

COUNCIL WILL REVIEW & HOLD PUBLIC HEARING (IF REQUIRED): N/A

PROPERTY POSTED BY: N/A

NOTIFICATIONS MAILED BY: N/A

NEWSPAPER ADVERTISEMENT: N/A &

V. ACTION BY PLANNING BOARD/BOARD OF ADJUSTMENT

APPROVAL DISAPPROVAL APPROVAL WITH MODIFICATIONS:

DATE

CHAIRMAN

VI ACTION BY CITY COUNCIL

APPROVAL DISAPPROVAL APPROVAL WITH MODIFICATIONS:

COMMENTS: _____

DATE

MAYOR

REVIEW INFORMATION

TYPE OF REVIEW:

SPECIAL USE REZONING

X ZONING/SITE PLAN

SPECIAL USE PERMIT (ELECTED BODY ONLY)

FINAL DEVELOPMENT PLAN

PRELIMINARY SUBDIVISION

PLANNING BOARD REVIEW

JURISDICTION:

STOKES COUNTY

TOWN OF WALNUT COVE

X CITY OF KING

TOWN OF DANBURY

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS TO:

OBTAIN SITE PLAN APPROVAL FOR SINGLE FAMILY SUBDIVISION

INFRASTRUCTURE

PUBLIC

PRIVATE

WATER:

X

SEWER:

X

STREETS:

X

LINEAR FEET OF PUBLIC STREETS:

1,250

FT

SITE SIZE AND COVERAGES

TOTAL ACREAGE:

93.17

ACRE(S)

SITE COVERAGES:

BUILDING TO LAND

PAVEMENT TO LAND

OPEN SPACE

TOTAL

%

%

%

100

BUILDING SQUARE FOOTAGE:

SF

BUILDING HEIGHT:

FT

ZONING

EXISTING ZONING:

R-15

PROPOSED ZONING:

PUD (R-15)

ALLOWED USES:

SINGLE-FAMILY RESIDENTIAL

PROPOSED USES:

SINGLE-FAMILY RESIDENTIAL

BUILDING SETBACKS

FRONT:

30'

REAR:

30'

SIDE:

10'

HEIGHT:

35'

MIN. LOT WIDTH:

60'

DENSITY CALCULATIONS

OF UNITS OR LOTS:

183

DENSITY:

(NOTE: IF MORE THAN ONE TYPE OF RESIDENTIAL PRODUCT IS PROPOSED, PROVIDE THE NUMBER OF UNITS & DENSITY BROKEN DOWN BY TYPE.)

PROPERTY INFORMATION

OWNER:

7G'S LLC

PIN #'S:

5992-88-3586

DEED:

D.B. 607 PG. 723

ACREAGE:

93.17

OFF-STREET PARKING

PROPOSED USE(S):

SINGLE FAMILY RESIDENTIAL

REQUIRED PARKING:

SPACES/

REQUIRED PARKING:

SPACES/

PROVIDED PARKING:

OFF-STREET LOADING

LOADING/UNLOADING SPACES REQUIRED:

LOADING/UNLOADING SPACES PROVIDED:

SIZE:

FT

X

FT

BUFFERYARDS

ADJOINING ZONING:

R-15, R-20

TYPE REQUIRED:

N/A

WIDTH PROVIDED:

N/A

FT

OTHER NOTES

25' (MIN)

50' R/W (MINIMUM)

25' (MIN)

1'-0"

10'-0" (MIN.)

13'-6" W/ 2'-6" STANDARD CURB

13'-0"

13'-6" W/ 2'-6" STANDARD CURB

13'-0"

10'-0" (MIN.)

1'-0"

1'-0"

5'-0"

4'-0"

2'-0"

11'-0"

11'-0"

2'-0"

4'-0"

5'-0"

1'-0"

1/4" FT

1/4" FT

2:1 CUT MAX.

3:1 FILL MAX.

LOCAL RESIDENTIAL STREET

TACK COAT

SURFACE COURSE

1 1/2" S9.5B

FINAL LIFT TO BE APPLIED AFTER MEETING % DEVELOPMENT OCCUPANCY OR 1 YEAR AFTER BASE COURSE ACCEPTANCE (WHICHEVER OCCURS FIRST).

INTERMEDIATE COURSE

1 1/2" S9.5B

BASE COURSE

8" COMPACTED AGGREGATE BASE COURSE, OR 4" ACBC TYPE B25.0C (OR 4" B25C TYPE HS, INDIVIDUAL APPROVAL REQUIRED), SHOULD ENTIRE DEVELOPMENT HAVE A CBR OF 8 OR GREATER, THEN AN ALTERNATIVE BASE COURSE PAVEMENT DESIGN MAY BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.

SUBGRADE

COMPACTED SUBGRADE

NOTES:

1. SIDEWALK SHALL BE PROVIDED ON ONE SIDE OF STREET, MINIMUM 4' FROM BACK OF CURB.

30' CLEAR OF ALL OBSTRUCTIONS (MIN.)

2'-0" (MIN)

21'-0"

10'-0"

10'-0"

2'-0" (MIN)

1" PER FT.

1" PER FT.

2 MAX.

3 MAX.

3 MAX.

2 MAX.

EXTENSION TO FOSSTORAL

PAVEMENT SCHEDULE

1.5" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5B (FINAL LIFT) OR ASPHALT SURFACE TREATMENT (AST) / CHIP SEAL

8" COMPACTED AGGREGATE BASE COURSE OR 4" ASPHALT CONCRETE BASE COURSE, TYPE B25.0C

KEY

2'-0" VALLEY GUTTER

4" CONCRETE SIDEWALK

TYPICAL PAVEMENT SECTION

SCENIC DRIVE SUBDIVISION

P.B. 8, PG. 80

JOHN MCGRUE

5992-77-8100

D.B. 627, PG. 1319

JOHN MCGRUE

5992-77-7588

D.B. 775, PG. 1085

JOHN PACK

5992-77-7474

D.B. 545, PG. 2205

ALAN LARSEN

5992-77-7690

D.B. 771, PG. 659

RUSTY FITZMAURICE

5992-78-8707

D.B. 606, PG. 1663

LESLEY POTTER

5992-78-8911

D.B. 515, PG. 1011

LESLEY POTTER

5992-78-8902

D.B. 515, PG. 1016

LESLEY POTTER

5992-78-8100

D.B. 515, PG. 1016

JOHN MCGRUE

5992-86-3960

D.B. 627, PG. 1319

JOHN MCGRUE

5992-87-0094

D.B. 627, PG. 1319

WILLIAM FORD

5992-86-3960

D.B. 236, PG. 526

MICHAEL MCGRUE

5992-87-0094

D.B. 236, PG. 526

ANTHONY MILLER

5992-86-4038

D.B. 738, PG. 663

RUBY TYSON

5992-87-0060

D.B. 738, PG. 1973

LINDSAY BLOODWORTH

5992-87-0094

D.B. 631, PG. 1101

THOMAS HENDRICKS

5992-87-3523

D.B. 741, PG. 1237

STEPHEN PRESTON

5992-87-3640

D.B. 626, PG. 1565

WILLIAM BOWMAN

5992-88-4040

D.B. 401, PG. 859

GLENCOLA SHORE

5992-88-4148

D.B. 343, PG. 708

STEPHANIE MCCONNELL

5992-88-4077

D.B. 588, PG. 183

STEPHEN BOISLEY

5992-88-4058

D.B. 732, PG. 494

CALEB SPANHOOR

5992-88-6617

D.B. 764, PG. 1040

FOSSSTORAL RD

(60' PUBLIC R/W)

WHISPERING CREEK DR

(60' PUBLIC R/W)

COUNTRY PLACE SUBDIVISION

P.B. 4, PG. 90

Parcel Table

Parcel #	Area
1	24994.09
2	13060.44
3	14090.44
4	15025.69
5	16917.14
6	14948.85
7	14721.90
8	14721.90
9	14722.10
10	13326.40
11	15302.26
12	15870.85
13	16214.06
14	16138.37
15	15803.64
16	15840.56
17	15525.38
18	15207.03
19	15501.54
20	15636.66
21	17303.19
22	23821.03
23	33971.37
24	56736.55
25	20492.88
26	12244.40
27	12389.83
28	12724.43
29	12727.87
30	12727.87
31	12727.87
32	13046.31
33	13354.27
34	13212.30
35	17408.66
36	20677.54
37	16438.85
38	14690.03
39	13491.21
40	13491.21
41	13491.21
42	13491.21
43	13491.21
44	13491.21
45	13491.21
46	13491.21
47	13491.21
48	13491.21
49	13487.55
50	13479.69

Parcel Table

Parcel #	Area
51	22146.64
52	34630.55
53	26375.15
54	24606.39
55	40915.99
56	35581.67
58	15450.32
59	13905.99
60	13969.16
61	14149.65
62	15190.80
63	16485.15
64	17713.64
65	19206.70
66	19278.30
67	18743.20
68	17483.16
69	30903.58
70	29568.39
71	19135.30
72	17887.83
73	17584.14
74	17381.83
75	17166.88
76	16894.09
77	16614.14
78	16513.09
79	16817.72
80	17137.94
81	17458.15
82	17727.55
83	17878.75
84	18025.15
85	18171.54
86	18317.94
87	17504.62
88	16891.89
89	16018.03
90	18924.25
91	17019.92
92	16660.40
93	14638.39
94	14619.94
95	14601.49
96	14602.81
97	18249.32
98	14547.36
99	13491.21
100	14377.78
101	14722.55

Parcel Table

Parcel #	Area
102	14605.59
103	13132.85
104	12781.77
105	13896.71
106	14711.56
107	14423.95
108	12111.44
109	14408.45
110	15252.22
111	16095.99
112	16939.76
113	17619.91
114	17747.34
115	42657.55
116	19325.41
117	18512.45
118	40913.10
119	18050.00
120	18002.53
121	17986.95
122	17968.19
123	17949.42
124	17930.65
125	17911.89
126	17893.12
127	17874.36
128	17855.59
129	17836.82
130	18155.97
131	22698.17
132	17683.75
133	13508.23
134	20024.48
135	17392.20
136	24932.99
137	21663.94
138	11895.84
139	10656.13
140	16044.13
141	16695.87
142	30558.51
143	24549.05
144	13839.11
145	13706.47
146	13637.38
147	13568.29
148	14092.59
149	14557.21
150	13693.01
151	13715.67

Parcel Table

Parcel #	Area
152	13738.33
153	13760.99
154	13783.65
155	13806.31
156	13828.97
157	15470.24
158	15699.68
159	12089.28
160	12115.82
161	12142.35
162	14279.77
163	16153.44
164	16671.95
165	14179.99
166	13714.44
167	14582.99
168	13228.92
169	33290.97
170	31606.84
171	14472.32
172	15577.16
173	22759.41
174	11924.22
175	13180.38
176	13676.11
177	13715.01
178	12938.31
179	13336.15
180	13720.56
181	13693.02
182	13707.06
183	15548.43

Parcel Table

Parcel #	Area
1	24994.09
2	13060.44
3	14090.44
4	15025.69
5	16917.14
6	14948.85
7	14721.90
8	14721.90
9	14722.10
10	13326.40
11	15302.26
12	15870.85
13	16214.06
14	16138.37
15	15803.64
16	15840.56
17	15525.38
18	15207.03
19	15501.54
20	15636.66
21	17303.19
22	23821.03
23	33971.37
24	56736.55
25	20492.88
26	12244.40
27	12389.83
28	12724.43
29	12727.87
30	12727.87
31	12727.87
32	13046.31
33	13354.27
34	13212.30
35	17408.66
36	20677.54
37	16438.85
38	14690.03
39	13491.21
40	13491.21
41	13491.21
42	13491.21
43	13491.21
44	13491.21
45	13491.21
46	13491.21
47	13491.21
48	13491.21
49	13487.55
50	13479.69

Parcel Table

Parcel #	Area
51	22146.64
52	34630.55
53	26375.15
54	24606.39
55	40915.99
56	35581.67
58	15450.32
59	13905.99
60	13969.16
61	14149.65
62	15190.80
63	16485.15
64	17713.64
65	19206.70
66	19278.30
67	18743.20
68	17483.16
69	30903.58
70	29568.39
71	19135.30
72	17887.83
73	17584.14
74	17381.83
75	17166.88
76	16894.09
77	16614.14
78	16513.09
79	16817.72
80	17137.94
81	17458.15
82	17727.55
83	17878.75
84	18025.15
85	18171.54
86	18317.94
87	17504.62
88	16891.89
89	16018.03
90	18924.25
91	17019.92
92	16660.40
93	14638.39
94	14619.94
95	14601.49
96	14602.81
97	18249.32
98	14547.36
99	13491.21
100	14377.78
101	14722.55

Parcel Table

Parcel #	Area
102	14605.59
103	13132.85
104	12781.77
105	13896.71
106	14711.56
107	14423.95
108	12111.44
109	14408.45
110	15252.22
111	16095.99
112	16939.76
113	17619.91
114	17747.34
115	42657.55
116	19325.41
117	18512.45
118	40913.10
119	18050.00
120	18002.53
121	17986.95
122	17968.19
123	17949.42
124	17930.65
125	17911.89
126	17893.12
127	17874.36
128	17855.59
129	17836.82
130	18155.97
131	22698.17
132	17683.75
133	13508.23
134	20024.48
135	17392.20
136	24932.99
137	21663.94
138	11895.84
139	10656.13
140	16044.13
141	16695.87
142	30558.51
143	24549.05
144	13839.11
145	13706.47
146	13637.38
147	13568.29
148	14092.59
149	14557.21
150	13693.01
151	13715.67

Parcel Table

Parcel #	Area
152	13738.33
153	13760.99
154	13783.65
155	13806.31
156	13828.97
157	15470.24
158	15699.68
159	12089.28
160	12115.82
161	12142.35
162	14279.77
163	16153.44
164	16671.95
165	14179.99
166	13714.44
167	14582.99
168	13228.92
169	33290.97
170	31606.84
171	14472.32
172	15577.16
173	22759.41
174	11924.22
175	13180.38
176	13676.11
177	13715.01
178	12938.31
179	13336.15
180	13720.56
181	13693.02
18	

REVIEW INFORMATION

TYPE OF REVIEW:

SPECIAL USE REZONING

X ZONING/SITE PLAN

SPECIAL USE PERMIT (ELECTED BODY ONLY)

FINAL DEVELOPMENT PLAN

PRELIMINARY SUBDIVISION

PLANNING BOARD REVIEW

JURISDICTION:

STOKES COUNTY

TOWN OF WALNUT COVE

X CITY OF KING

TOWN OF DANBURY

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS TO:

OBTAIN SITE PLAN APPROVAL FOR SINGLE FAMILY SUBDIVISION

INFRASTRUCTURE

PUBLIC

PRIVATE

WATER:

X

SEWER:

X

STREETS:

X

LINEAR FEET OF PUBLIC STREETS:

1,250

FT

SITE SIZE AND COVERAGES

TOTAL ACREAGE:

93.17

ACRE(S)

SITE COVERAGES:

BUILDING TO LAND

PAVEMENT TO LAND

OPEN SPACE

TOTAL

100

%

%

%

%

BUILDING SQUARE FOOTAGE:

SF

BUILDING HEIGHT:

FT

ZONING

EXISTING ZONING:

R-15

PROPOSED ZONING:

PUD (R-15)

ALLOWED USES:

SINGLE-FAMILY RESIDENTIAL

PROPOSED USES:

SINGLE-FAMILY RESIDENTIAL

BUILDING SETBACKS

FRONT:

30'

REAR:

30'

SIDE:

10'

HEIGHT:

35'

MIN. LOT WIDTH:

60'

DENSITY CALCULATIONS

OF UNITS OR LOTS:

183

DENSITY:

(NOTE: IF MORE THAN ONE TYPE OF RESIDENTIAL PRODUCT IS PROPOSED, PROVIDE THE NUMBER OF UNITS & DENSITY BROKEN DOWN BY TYPE.)

PROPERTY INFORMATION

OWNER:

70'S LLC

PIN #'S:

5992-88-3586

DEED:

D.B. 607 PG. 723

ACREAGE:

93.17

OFF-STREET PARKING

PROPOSED USE(S):

SINGLE FAMILY RESIDENTIAL

REQUIRED PARKING:

SPACES/

REQUIRED PARKING:

SPACES/

PROVIDED PARKING:

OFF-STREET LOADING

LOADING/UNLOADING SPACES REQUIRED:

LOADING/UNLOADING SPACES PROVIDED:

SIZE:

FT

X

FT

BUFFER YARDS

ADJOINING ZONING:

R-15, R-20

TYPE REQUIRED:

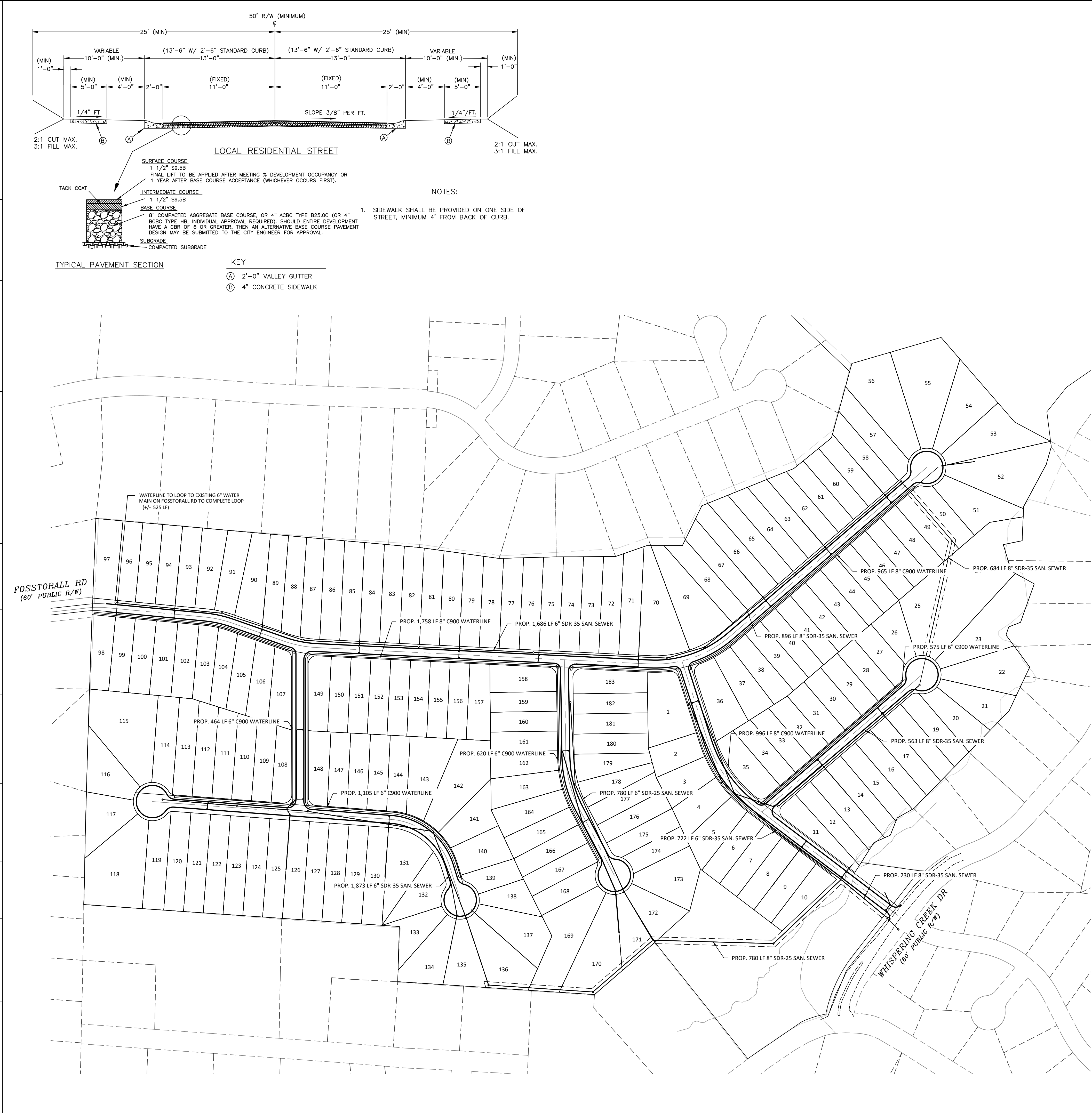
N/A

WIDTH PROVIDED:

N/A

FT

OTHER NOTES



- GENERAL NOTES
1. EXISTING UTILITIES ARE SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL LOCATE UTILITIES IN ADVANCE OF HIS WORK TO DETERMINE EXACT SIZE, DEPTH, AND LOCATION. CONTRACTOR SHALL ALSO CHECK FOR UTILITIES NOT SHOWN ON PLANS.

2. ACCESS TO THE CONSTRUCTION SITE SHALL BE COORDINATED BY THE CONTRACTOR WITH THE AFFECTED PROPERTY OWNERS.

3. CONTRACTOR SHALL REPAIR/REPLACE ALL DAMAGED FENCES, LANDSCAPING, ETC. TO ORIGINAL OR BETTER CONDITION.

4. THE AREA WITHIN 10.0 FEET OF THE PROPOSED UTILITIES SHALL BE CLEARED AND GRUBBED.

5. ROCK EXCAVATED DURING THE INSTALLATION OF THE NEW UTILITY LINES SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

6. MINIMUM 12 INCHES SEPARATION REQUIRED BETWEEN WATER/SEWER LINE AND STORM DRAINAGE PIPE OR OTHER UTILITIES/STRUCTURES.

7. ALL WATER LINES SHALL BE PRESSURE CLASS 350 DUCTILE IRON PIPE.

8. ALL WATER SERVICE LINES SHALL BE 3/4" TYPE K COPPER (UNLESS OTHERWISE SPECIFIED).

9. WHERE EXTREMELY POOR SOIL CONDITIONS ARE ENCOUNTERED, TYPE "A" BEDDING SHALL BE USED. A UNIT PRICE WILL BE INCLUDED IN THE CONTRACT FOR TYPE "A" BEDDING USED. THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE IS TO BE NOTIFIED PRIOR TO PIPE LAYING WHEN POOR SOIL CONDITIONS REQUIRING TYPE "A" BEDDING ARE ENCOUNTERED.

10. EXISTING WATER AND SEWER LINES SHALL REMAIN ACTIVE DURING CONSTRUCTION.

11. EXISTING UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR FOR PROPER SIZE AND LOCATION PRIOR TO ORDERING PARTS FOR CONNECTION.

12. RESTRAINED FITTINGS TO BE USED AT ALL BENDS. ADDITIONAL JOINTS UPSTREAM AND DOWNSTREAM OF FITTINGS ACCORDING TO CALCULATIONS DONE BY A LICENSED ENGINEER.

13. STANDARD DEPTH OF COVER TO BE 3 FEET EXCEPT AT VALVE OR HYDRANT LOCATIONS OR OTHER SPECIAL SITUATIONS. COVER IS BASED ON ELEVATION BELOW EDGE OF PAVEMENT OR AS INDICATED ON THE PLANS.

14. PROVIDE POURED IN PLACE CONCRETE PADS (18" X 18" X 6") AT ALL VALVE BOXES.

15. EXTENSIONS FOR VALVE BOXES, WHEN REQUIRED, ARE TO BE VALVE BOXES.

16. ALL PAVEMENT CUTS, CONCRETE, OR ASPHALT ARE TO BE REPLACED ACCORDING TO THE STANDARD DETAILS OR AS REQUIRED BY THE NCDOT.

17. PAVEMENT CUTS ARE TO BE REPLACED IMMEDIATELY AFTER BACKFILLING OF INITIAL CUT EITHER WITH A PERMANENT REPLACEMENT OR A TEMPORARY REPLACEMENT OF 10" OF BASE IF CITY HAS BEEN CONTRACTED FOR PAVEMENT REPLACEMENT.

18. REPAIRS TO MAIN BREAKS:

18.1. SOLID SLEEVES TO BE USED FOR CONNECTING SPIGOT ENDS SHALL BE OF THE LONG BODY TYPE.

18.2. ALL REPAIRS SHALL BE INSPECTED BY CITY BEFORE BACKFILLING.

19. IN ANY INSTANCE WHERE IT WILL BE NECESSARY TO HAVE THE WATER SHUT OFF ON EXISTING MAINS IN ORDER TO MAKE A TIE-IN, THE WORK MUST BE DONE UNDER CITY SUPERVISION, AND SCHEDULED A MINIMUM OF 48 HOURS IN ADVANCE.

20. WHEN A WATER MAIN CROSSES AN EXISTING SEWER MAIN, THE CONTRACTOR IS TO REPLACE THE SEWER PIPE SPANNING THE DITCH WITH DUCTILE PIPE, FULL 20 FOOT STICK CENTERED ON THE CROSSING, WHEN THE FOLLOWING CONDITIONS OCCUR:

20.1. ANY TIME A WATER MAIN IS INSTALLED UNDER A SEWER MAIN.

20.2. WHEN A WATER MAIN IS OVER A SEWER MAIN AND THE VERTICAL DISTANCE BETWEEN THE TWO MAINS IS 18" OR LESS.

21. WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 10' HORIZONTAL SEPARATION FROM SEWER LINES, WHERE THIS IS NOT POSSIBLE, AS DETERMINED BY THE DIRECTOR, BOTH THE WATER LINE AND THE SEWER LINE SHALL BE DUCTILE IRON PIPE.

22. WATER LINES SHALL BE DISINFECTED AND HYDROSTATICALLY TESTED IN ACCORDANCE WITH ALL STATE AND CITY OF KING REQUIREMENTS.

23. FOR 2" DIAMETER TAPS, TAPS SHALL CONSIST OF 2" SQUARE NOT RESILIENT SEAT VALVE ASSEMBLY WITH BRASS CONNECTION.

SALEM ENGINEERING, PLLC

FIRM: P-1999

214 HELSABECK ROAD

KING, NC 27021

STEVEN@SALEM-ENGINEERING.COM

(336) 972-5806

SCENIC DRIVE SUBDIVISION

UTILITY PLAN

PROPERTY OWNER INFORMATION:

70'S LLC

P.O. BOX 188

KING, NC 27021

PROJECT LOCATION:

SCENIC DRIVE

CITY/TOWN: KING

NO.

DATE

REVISION

NOTE

DRAWN BY: SKJ

CHECKED BY:

DATE: 2/28/2025

PROJECT NO.: 2025-011

REF. NO.:

SCALE: NTS

SEAL

038765

ENGINEER

STEVEN K. JONES

5/9/2025

C2.0

Section 3, Item # A.

11

SITE DATA:

1. PROPERTY OWNER: 7GS, LLC
2. PARCEL ID: 5992-98-3586
3. PROPERTY REFERENCE: D.B. 607, PG. 723
4. TOTAL ACREAGE: 93.17 ACRES

EROSION CONTROL:

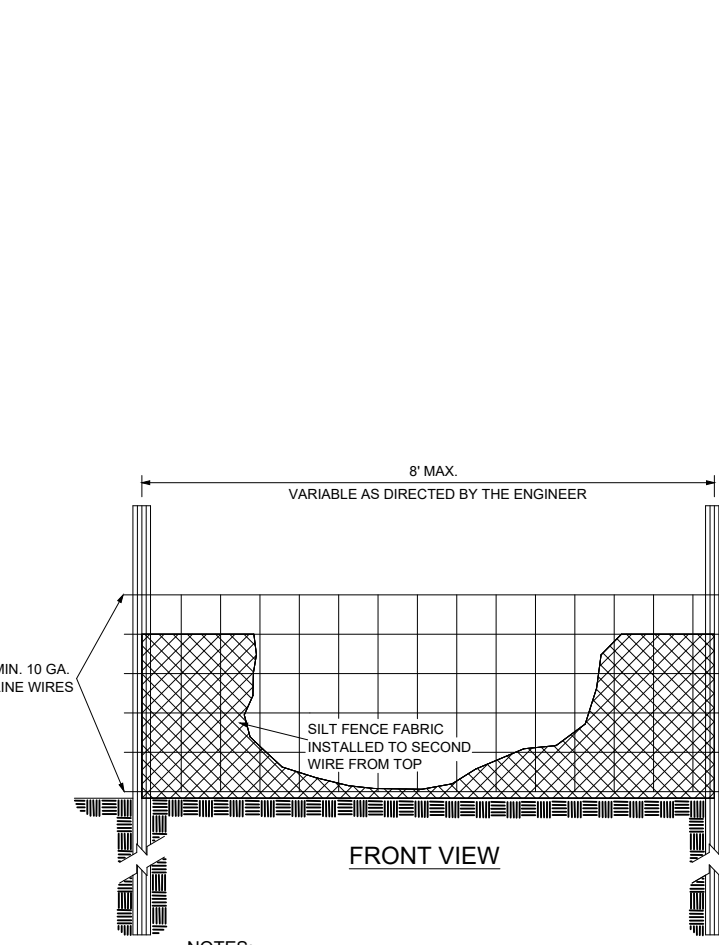
DISTURBED AREA: 541,088 SQ. FT. (12.42 ACRES)

GENERAL NOTES:

PROPERTY LINES AND TOPOGRAPHY DEPICTED ON THIS MAP ARE BASED ON DEED DESCRIPTION AND PUBLICLY AVAILABLE TOPOGRAPHIC INFORMATION.

EROSION CONTROL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
2. SUFFICIENT EROSION CONTROL PRACTICES MUST BE INSTALLED AND MAINTAINED TO RETAIN SEDIMENT WITHIN THE BOUNDARIES OF THE SITE. ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSPECTED WEEKLY AND AFTER EVERY RUNOFF-PRODUCING RAINFALL EVENT. NECESSARY REPAIRS WILL BE MADE IMMEDIATELY.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE NEEDED DEPENDING ON SITE REQUIREMENTS AND TERRAIN. ANY EXTENSIVE GRADING MAY REQUIRE ADDITIONAL MEASURES OR UPSIZING PRESCRIBED MEASURES.
4. LOCAL AUTHORITY MAY REQUIRE ADDITIONAL MEASURES ABOVE AND BEYOND WHAT IS PRESCRIBED IN THIS PLAN DUE TO SITE CHARACTERISTICS.



NOTES:

1. FLOW SHALL NOT RUN PARALLEL WITH THE FENCE.
2. END OF SILT FENCE NEEDS TO BE TURNED UPHILL.
3. SEE NC DSD SEDIMENT DESIGN MANUAL FOR CONSTRUCTION SPECIFICATIONS, WHERE PRACTICE APPLIES AND PLANNING CONSIDERATIONS.
4. SILT FENCE SHOULD NOT BE USED ALONE BELOW GRADED SLOPES GREATER THAN 1:1 IN HEIGHT.

NOTES:

1. REMOVE SEDIMENT WHEN HALF OF STONE OUTLET IS COVERED.
2. REPLACE STONE AS NEEDED TO ENSURE DEWATERING.

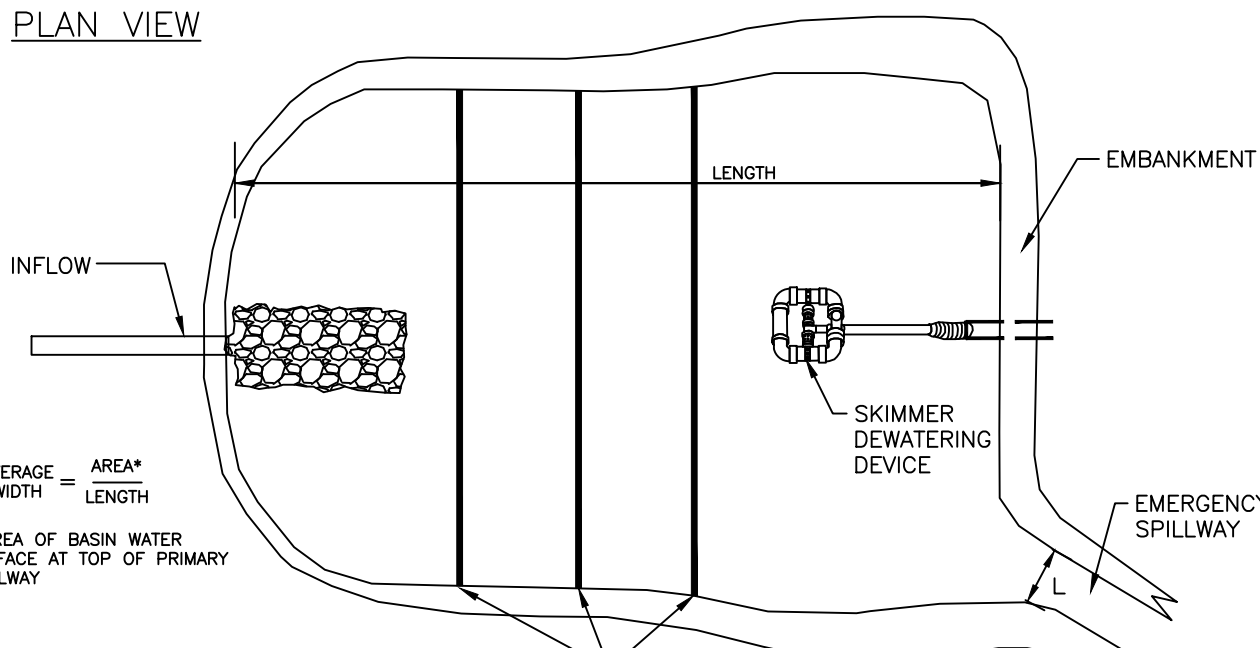
MAINTENANCE NOTES:

1. INSPECT SILT FENCE AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
3. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.
4. REMOVE ALL FENCING MATERIALS & UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE & STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

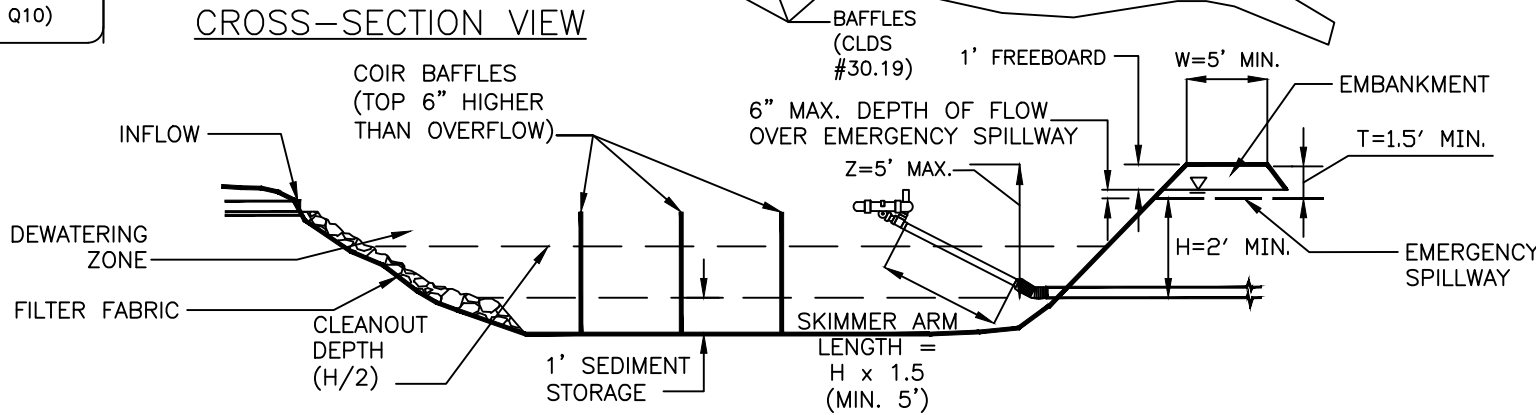
SILT FENCE DETAIL

SKIMMER SEDIMENT BASIN DESIGN CRITERIA	
DRAINAGE AREA (ACRES)	< 50 AC.
MIN. LENGTH TO WIDTH RATIO	2:1
MAX. LENGTH TO WIDTH RATIO	6:1
MIN. VOLUME REQUIRED	1800 (CU. FT. PER AC. DISTURBED)
SURFACE AREA REQUIRED	325 (SQ. FT. PER CFS Q10)

PLAN VIEW



CROSS-SECTION VIEW



NOTES:

1. REFER TO NCSCPDMD SECTION #6.64 FOR ADDITIONAL DESIGN SPECIFICATIONS REGARDING SKIMMER SEDIMENT BASINS.
2. REFER TO STD. #30.19 FOR BAFFLE SPACING AND INSTALLATION.
3. TURBIDITY CURTAIN (CLDS #30.23) MAY BE USED IN LIEU OF POROUS BAFFLES (CLDS #30.19).
4. SKIMMER INVERT ELEVATION = BASIN BOTTOM + 1' MIN.
5. H = SPILLWAY ELEVATION - SKIMMER INVERT ELEVATION

EARLY SUMMER SEASON

FALL/WINTER SEASON

SEEDING MIXTURE	40 LBS./ACRE OF GERMAN MILLET 80 LBS./ACRE OF TALL FESUE	120 LBS./ACRE RYE (GRAIN) 80 LBS./ACRE TALL FESUE
SEEDING DATES	MAY 1 - AUGUST 15 REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. APPLY 4000 LBS./ACRE STRAW OR EQUIVALENT HYDROSEEDING.	OCTOBER 25 - DECEMBER 30 BETWEEN DECEMBER 30 - FEBRUARY 15, ADD 50 LBS./ACRE OF ANNUAL KOBE LESPEDEZA. APPLY 4000 LBS./ACRE STRAW OR EQUIVALENT HYDROSEEDING.
SEEDING AMENDMENTS	APPLY LIME AND FERTILIZER PER SOIL TESTS, OR 2000 LBS./ACRE LIMESTONE AND 750 LBS./ACRE 10-10-10 FERTILIZER.	APPLY LIME AND FERTILIZER PER SOIL TESTS, OR 2000 LBS./ACRE LIMESTONE AND 750 LBS./ACRE 10-10-10 FERTILIZER.

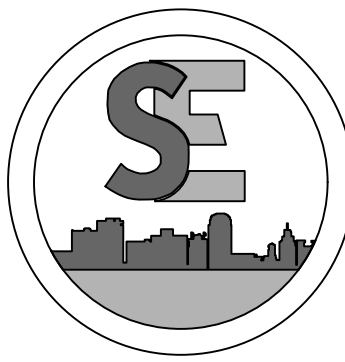
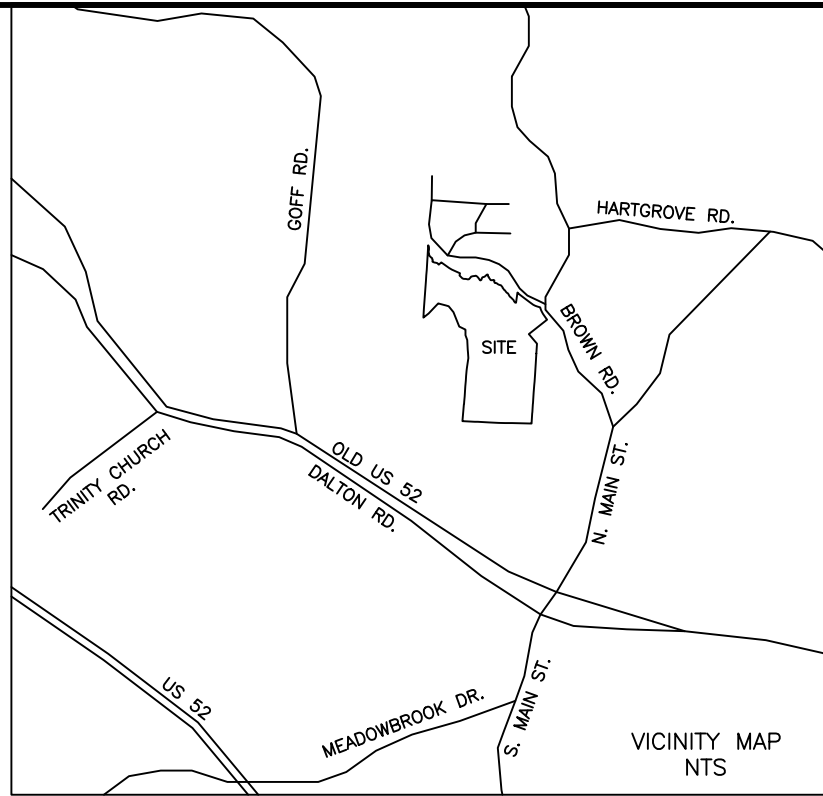
TEMPORARY SEEDING SCHEDULE

EARLY SUMMER SEASON

FALL/WINTER SEASON

SEEDING MIXTURE	25 LBS./ACRE OF GERMAN MILLET 100 LBS./ACRE OF TALL FESUE 25 LBS./ACRE OF HULLED BERMUDA	25 LBS./ACRE OF WHEAT 100 LBS./ACRE OF TALL FESUE 25 LBS./ACRE OF UNHULLED BERMUDA
SEEDING DATES	MARCH 15 TO SEPTEMBER 15	SEPTEMBER 15 TO MARCH 15
SEEDING AMENDMENTS	APPLY LIME AND FERTILIZER PER SOIL TESTS, OR 4000 LBS./ACRE LIMESTONE AND 1000 LBS./ACRE 10-10-10 FERTILIZER.	APPLY LIME AND FERTILIZER PER SOIL TESTS, OR 4000 LBS./ACRE LIMESTONE AND 1000 LBS./ACRE 10-10-10 FERTILIZER.

PERMANENT SEEDING SCHEDULE



SALEM ENGINEERING, PLLC

FIRM: P-1999
214 HELSABECK ROAD
KING, NC 27021
STEVEN@SALEM-ENGINEERING.COM
(336) 972-5806

SCENIC DRIVE SUBDIVISION

GRADING & EROSION CONTROL PLAN

PROPERTY OWNER INFORMATION:
7GS, LLC
P.O. BOX 188
KING, NC 27021

PROJECT LOCATION:
SCENIC DRIVE SUBDIVISION
CITY/TOWN: KING

EROSION CONTROL STAGE 1 CONSTRUCTION SEQUENCE

1. OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL AND PERMIT FROM NCDENR.
2. CONTACT EROSION CONTROL INSPECTOR TO ESTABLISH A PRE-CONSTRUCTION CONFERENCE AND INSPECTION SCHEDULE.
- 2.a. SELF INSPECTION - EFFECTIVE OCTOBER 1, 2010, PERSONS CONDUCTING LAND DISTURBING ACTIVITIES, LARGER THAN ONE (1) ACRE, MUST INSPECT THEIR PROJECT AFTER EACH PHASE OF THE PROJECT.
THE PHASES ARE AS FOLLOWS:
 1. INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL MEASURES.
 2. CLEARING AND GRUBBING OF EXISTING GROUND COVER.
 3. COMPLETION OF ANY PHASE OF GRADING OF SLOPES OR FILLS.
 4. INSTALLATION OF STORM DRAINAGE FACILITIES.
 5. COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
 6. ESTABLISHMENT OF PERMANENT GROUND COVER TO RETAIN EROSION.
3. CLEAR SITE ONLY AS NECESSARY TO INSTALL INITIAL EROSION CONTROL MEASURES AS FOLLOWS:
 - 3.a. TEMPORARY CONSTRUCTION ENTRANCE/EXIT
 - 3.b. TEMPORARY SEDIMENT BASINS. FOR SITES OVER FIVE (5) ACRES, OUTLET STRUCTURES THAT ONLY WITHDRAW WATER FROM THE SURFACE OF THE BASIN SHALL BE UTILIZED. NO SEDIMENT TRAPS OR ROCK DAMS ALLOWED
 - 3.c. TEMPORARY DIVERSION BERMS
 - 3.d. TEMPORARY SILT FENCING AND OUTLETS
 - * ADJUST SILT FENCE OUTLET LOCATIONS PER FIELD CONDITIONS.
4. BEGIN CLEARING, GRUBBING, AND STRIPPING OF SITE AS REQUIRED. EARTHEN MATERIAL STOCKPILES ON-SITE FOR LATER DISTRIBUTION AND/OR REMOVAL. AREAS DEDICATED FOR MANAGEMENT OF LAND CLEARING AND DEMOLITION DEBRIS, CONSTRUCTION AND DOMESTIC WASTE, AND HAZARDOUS OR TOXIC WASTE SHALL BE LOCATED AT LEAST 50 FEET AWAY FROM STORM DRAIN INLETS AND SURFACE WATERS, AND WITHIN AREAS PROTECTED BY EROSION CONTROL MATERIALS.
5. BEGIN SITE GRADING. MAINTAIN EROSION CONTROL DEVICES IN ACCORDANCE WITH THE MAINTENANCE PLAN. INSTALL ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED.
6. INSTALL STORM DRAINAGE SYSTEM AND UTILITIES. STORM PIPING SHALL BE INSTALLED TO THE POINT WHERE IT ENTERS EACH DEVICE. COMPLETION OF PIPING WILL ONLY BE ALLOWED ONCE THE SITE HAS BEEN DEEMED STABLE BY THE EROSION CONTROL INSPECTOR. INSTALL PROTECTION AROUND ALL INLETS AS STORM DRAIN SYSTEM IS INSTALLED.
7. PRIOR TO CONTRACTOR DEMOBILIZING FROM THE SITE (APPROXIMATELY 45 DAYS PRIOR TO DEMOBILIZATION), THE FINANCIALLY RESPONSIBLE PARTY (OR DESIGNEE) WILL CONTACT NCDENR AND THE DESIGNATED EROSION CONTROL INSPECTOR OF THE ANTICIPATED DATE TO LEAVE THE SITE. AN ON-SITE INSPECTION WILL BE CONDUCTED PRIOR TO THE LEAVE DATE BY NCDENR AND THE DESIGNATED EROSION CONTROL INSPECTOR TO MAKE CERTAIN ALL ACTION ITEMS HAVE BEEN ADDRESSED.
8. CONTINUE TO MAINTAIN EROSION CONTROL MEASURES UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED OVER ALL DISTURBED AREAS AND SITE HAS BEEN STABILIZED. REMOVE EROSION CONTROL MEASURES ONLY AFTER FINAL INSPECTION BY INSPECTOR.
9. FAILURE TO PERFORM ANY OF THESE STEPS MAY RESULT IN A NOTICE OF VIOLATION OR FINES.

EROSION CONTROL MAINTENANCE PLAN

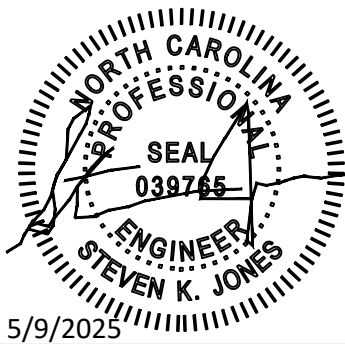
1. INSPECT ALL SEDIMENTATION AND EROSION CONTROL DEVICES FOR STABILITY AND FUNCTION EACH WEEK AND FOLLOWING EACH RAINFALL EVENT.
2. REMOVE SILT/SEDIMENT FROM TEMPORARY DEVICES WHEN ACCUMULATED VOLUME HAS REACHED 50% CAPACITY OR AS OTHERWISE NOTED.
3. REMOVE ACCUMULATED SILT/SEDIMENT FROM BEHIND TEMPORARY SEDIMENT FENCE WHEN DEPTH EXCEEDS APPROXIMATE 6 INCHES. REPAIR AND REPLACE SILT FENCE AS NECESSARY.
4. SEED AND STABILIZE TEMPORARY DIVERSION BERMS IMMEDIATELY AFTER CONSTRUCTION INCLUDING "CLEAN" WATER DIVERSION BERMS. RE-GRADE/REPAIR BERMS AS REQUIRED.
5. CONTRACTOR SHALL APPOINT AN ON-SITE INSPECTOR AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH THE PROVISIONS OF THE GENERAL NPDES STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES

GROUND STABILIZATION CRITERIA

SITE AREA DESCRIPTION	STABILIZATION TIMEFRAME	STABILIZATION TIMEFRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES, & SLOPES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH & ARE NOT STEEPER THAN 2:1, 14 DAYS ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES > 50 FEET IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE

NO.	DATE	REVISION	NOTE
1			
2			
3			
4			
5			

DRAWN BY: SKJ
CHECKED BY:
DATE: 2/28/2025
PROJECT NO.: 2025-011
REF. NO.:
SCALE: NTS



5/9/2025

C3.0

ARTICLE IV - REQUIREMENTS FOR PRELIMINARY AND FINAL PLATS

NAME OF PROJECT **Hickory Heights Prelim Plat**

	<u>Preliminary Plat</u>	<u>Final Plat</u>
1. Title Block Containing:		
Name of subdivision	X	
Name of owner	X	
Name of subdivider	X	
Name of engineer, registered Surveyor or architect	X	
Scale of drawing in feet per inch (Min. 1"=100' on Prelim)	X	
2. Vicinity Map	X	
3. North Arrow	X	
4. Site Data:		
Total Acreage	X	
Acreage in parks and recreational uses and other nonresidential uses	X	
Total number of parcels produced	X	
Acreage in smallest lot of subdivision	X	
5. Boundaries of tract shown with bearings and distances		
6. The location of any natural or man made features which may affect the suitability of the land for subdivision such as water courses, rock outcrops, electrical transmission lines, etc.	X	
7. The existing and proposed uses on the proposed subdivision, lots, and if known, on the adjoining parcels	X	
8. Name of the owners of adjoining properties	X	
9. The name of any adjoining subdivision of records as proposed and under review	X	
10. Zoning classification, if any, both on the land to be subdivided and on the adjoining land	X	
11. Existing property lines on the tract to be subdivided and on adjoining properties	X	
12. Minimum building setback	X	
13. Proposed lot lines, lot and block numbers, and approximate dimensions	X	
14. The following data concerning streets:		
Proposed streets	X	
Location and dimensions of rights of way	X	
Pavement widths	X	
Approximate grades	X	
Street names	X	
Street maintenance agreement if private streets/driveways are allowed on 30' min. easement		
Existing and platted streets on adjoining property and in the proposed subdivision	X	

Section 3, Item # A.

ARTICLE IV - REQUIREMENTS FOR PRELIMINARY AND FINAL PLATS

15. The following data concerning utilities:	
Location and dimension of easements	X
Utility layouts including:	
Sanitary sewer	X
Storm sewer	X
Storm water	X
Water distribution	X
Natural gas to be located in utility easement or ROW	X
Telephone to be located in utility easement or ROW	X
Electric lines to be located in utility easement or ROW	X
16. Other easements showing locations, widths and purposes	X
17. Location and dimensions or areas to be used for other than residential uses	X
18. Areas to be dedicated or reserved for public use	X
19. Future ownership of recreatinal and open space lands	X
20. Sufficient engineering data to determine readily and reproduce on the ground every straight or curved line, right of way line, easement line, and setback line including dimensions, bearings, or deflection angles, radii, central angles, and tangent distance for the center line of curved property lines that are not the boundary line of curved streets	
21. All dimensions shall be measured to the nearest one tenth (1/10) of a foot and all angles to nearest minute	
22. The accurate locations and descriptions of all monuments, markers and control points	
23. A copy of any proposed deed restrictions or similar covenants. Such restrictions are mandatory when private recreation areas are established	Submitted at Final Plat



CITY OF KING PLANNING BOARD

MEETING DATE:
JULY 28, 2025

PART A

Subject:	PROPOSED AMENDMENT TO CHAPTER 32, ARTICLE III, SEC. 32-163 AND SEC. 32-164; PROPOSED ADDITION TO CHAPTER 32, ARTICLE V, DIVISION 1, SEC. 32-261
Action Requested:	To review and approve or deny requested amendments.
Attachments:	<ul style="list-style-type: none">• Proposed changes to Art. III, Sec. 32-163, 164, and add to Art. V, Sec. 32-261.• Paper public notice.

<i>Todd Cox</i> <hr/> Todd Cox, Int. Planner/Zoning Official	This abstract requires review by:	
	City Manager	City Attorney

PART B

Introduction and Background:
<p>We have an applicant, Arden Group, Inc., who is proposing a zoning text amendment that would add a new zoning use district, Mixed-Use (M-U), to the zoning ordinance in Sec. 32-163, 164, and in Sec. 32-261. We currently have in Sec. 32-248 Planned Unit Development (PUD), and it mainly applies to residential uses and is used to create a mixed-use site plan. In the past, our PUDs have consisted of single-family, multi-family apartments or townhomes with up to 20% of the total tract that could be used for business-type uses that would service the residential uses.</p> <p>The new proposed M-U district would apply to almost all uses listed in Sec. 32-198 to 206, with a few uses excluded, such as agriculture and heavy-industrial. If approved, this would be a CZ M-U district only, and it would be reviewed and approved or denied based on the requirements of Sec. 32-164 and the newly adopted requirements of Sec. 32-261. This request comes to the city to broaden the existing PUD in Sec. 32-248. This text amendment would allow the designer/developer the means to do a more conceptual site plan with fewer restrictions on it.</p>
Discussion and Analysis:

Budgetary Impact:
Cost of adding to our codified ordinance.
Recommendation:
<p>Staff have reviewed this request at length, and I interpreted the first version as a commercial type of PUD, rather than a mixed-use district, for any uses listed in the ordinance. This is why the item was postponed at the June meeting. Since then, we have the correct proposal for the planning board to review.</p> <p>I've included a review of this proposed text amendment against using our existing PUD (see below), as it is very similar to what our PUD is used for – mixed-use development. Our attorney has also been in communication with our staff from a defensible perspective. I see some merits to having a mixed-use district in our ordinance, but I do not feel that this is the best approach. There are several aspects of this proposal that lack the specific details necessary to protect the citizens of King. Maybe this district could be revisited in the future and studied by the planning board, and another version could be developed that would better satisfy the health, welfare, and safety of the citizens of King.</p> <p>Staff recommends – planning board review and make a recommendation to the city council on the Proposed Amendment to Chapter 32, Article III, Sec. 32-163 and Sec. 32-164; Proposed Addition to Chapter 32, Article V, Division 1, Sec. 32-261.</p>

CZ – MIXED USE DISTRICT PROPOSED TEXT AMENDMENT

Date: July 11, 2025

Modify Sec. 32-163. - Statement of intent of districts.

Add – (16) *M-U mixed-use district*. allows for the development of properties with a combination of different uses, such as residential, commercial, and office, within the same area. This type of zoning aims to create more integrated and vibrant communities by blending various land uses in a single zone.

Modify Sec. 32-164. – Conditional districts.

Add – item (c) CZ M-U mixed-use.

CZ – MIXED USE DISTRICT PROPOSED TEXT AMENDMENT

Date: July 11, 2025

Add: M-U Mixed Use district

Sec. 32-261 Mixed Use

(a) *Definitions*. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Mixed Use. The M-U District is intended to accommodate a Unified Development Plan (UDP) containing residential uses and at least one nonresidential use with the mix of uses achieved through incorporating multiple uses within a single building or by single-use buildings located throughout the site. The size and intensity of M-U developments may vary based on their physical context and location. Appropriate setbacks, streetyards, bufferyards, and building heights among other site and design elements will be considered to ensure compatibility of the development on a site-specific basis and shall be, if approved, a Conditional Zoning district.

(b) *Minimum Size*. 5 acres

- (c) *Permitted Uses.* Within a M-U district, all uses are permitted except agricultural uses, as found in Sec. 32-197, and those uses permitted only within the L-I district or H-I district.
- (d) *Dimensional requirements.* The dimensional requirements of section 32-241 are waived except for the following:
- (1) *Minimum Lot Size.* Provisions governing minimum lot size are established by the Unified Development Plan.
 - (2) *Minimum Interior Setbacks.* The minimum interior setback is zero feet, however if a setback is provided, it must be at least 5 feet pending applicable fire and building codes.
 - (3) *Minimum Perimeter Setback.* For portions of the development adjoining any R-district, the interior setback standards of the adjoining district apply along the adjoining lot line.
 - (4) *Minimum Street Setbacks.* Provisions governing minimum street setbacks are established by the Unified Development Plan.
 - (5) *Maximum Height.* Within 50 feet of any R-district, the maximum height of a building may not exceed 50 feet or 3 stories except along the right-of-way of a railroad or a street right-of-way that is already constructed or is being constructed as part of the planned development. Provisions governing maximum height are established by the Unified Development Plan for all other portions of the development.
 - (6) *Density.* Provisions governing the maximum residential density of the development are established by the Unified Development Plan. Exception – any tract(s) found within the city’s WS-IV watershed. Tract(s) located within this area must meet the requirements of Sec. 32-288 for density and/or built upon area provisions.
- (e) *Landscape & Buffering.* Provisions governing landscaping are established by the Unified Development Plan. Perimeter buffering shall meet the minimum requirements per sec. 32-259.
- (f) *Commercial areas.* Commercial areas and adjacent residential and office areas must be arranged to provide pedestrian access and circulation between and within such areas. In mixed use and nonresidential buildings, ground level street facades shall incorporate pedestrian oriented elements such as, but not limited to, storefront display windows, covered arcades, awnings, and pedestrian level building fenestration.

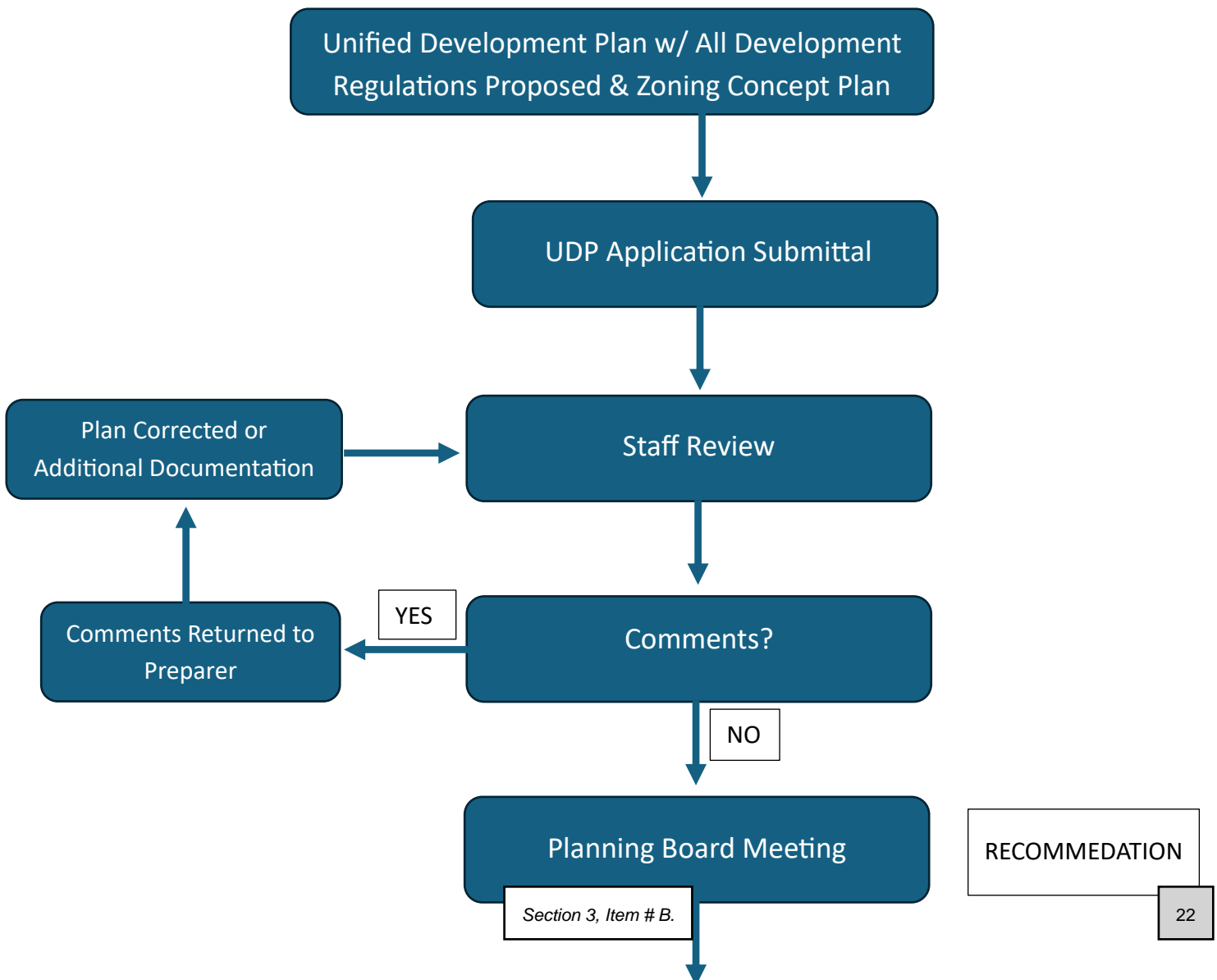
- (g) *Common Open Space and Recreation Facilities.* A minimum of five percent (5%) of the total land area of the proposed mixed use district shall consist of common open space. Common open space may include, but shall not be limited to, the following: plazas, public squares, recreational amenities such as tennis courts or swimming pools, pocket parks, and community gardens. Common open space and types of recreation amenities to be provided shall be established by the Unified Development Plan.
- (h) *Conveyance and maintenance of common open space and recreation amenities.* A common open space or recreation amenity shall be conveyed in accordance with one of the following methods:
- (1) By dedication to the city and maintained as common open space or a public recreation facility; or
 - (2) By leasing or conveying title (including beneficial ownership) to a corporation, association, or other legal entity.
- (i) *Circulation facilities.* The arrangement of public and common ways for pedestrians and vehicular circulation in relation to other existing or planned streets in the area, together with provisions for street improvements, shall be in compliance with the standards set forth in other chapters of the ordinance, city construction manual, or per state requirements. M-U's with more than 100 single family lots and/or multifamily units shall have two means of ingress/egress to a city or NCDOT collector street. The governing board may deviate from these standards if the proposed changes or alterations are consistent with the spirit and intent of this section. Proposed street cross sections shall be outlined on the Unified Development Plan.
- (j) *Parking and Loading.* Off-street parking and loading must be provided in accordance with Sec. 32-359 and Sec. 32-392. For any permitted use in a M-U district the required amount of parking may be reduced by thirty percent (30%). This reduction shall not affect the required disabled parking or loading spaces for that use. On-street parking can count towards parking requirements.
- (k) *Signage.* A common sign plan shall be required as part of the Unified Development Plan specifying the size, type, height, setback, location and number of signs. Specifications must be at least as restrictive as the regulations per Sec. 32-433.
- (l) *Utilities.* All M-U districts shall provide underground utilities for proposed new utilities. All installation of utilities and maintenance of utilities shall be in

accordance with the requirements and regulations of the city, public utilities companies, or the state. Public water and sanitary sewer systems shall be required.

- (m) *Mixed use district review.* It is the intent of this section that review under applicable codes and ordinances be carried out as an integral part of the review of a mixed use district. The city governing board shall review the request and set a public hearing date for the conditional rezoning of the tract. Prior to the governing board reviewing and taking action on the request, the city planning board shall review the request and make a recommendation to the governing board who will in turn review the technical requirements of the Unified Development Plan and then make a ruling on the proposal. Unified Development Plans shall be good for 24 months from the date of approval as long as work is progressing on the project. Expired Unified Development Plans or major plan amendments can be renewed/approved by the governing board. Minor amendments will be reviewed by the city staff prior to construction documents being submitted for compliance with chapter 26 and 32.
- (n) *Unified Development Plan.* The Unified Development Plan must contain the following materials:
- (1) *Concept Plan.* Concept plan showing proposed public roads, street cross sections, development tracts with list of proposed uses, maximum permitted density and/or building square footage for non-residential uses, impervious surface coverage if in a watershed, schematic water and sewer service layouts, general locations for stormwater control measures, and proposed phase lines, if any.
 - (2) *Common Sign Plan.* Common Sign Plan per Sec. 32-248.2 (I).
 - (3) *Documentation and CZ regulations.* Documents which specify proposed setbacks or other regulations governing building placement, and/or volunteered conditions may be provided. The applicant may use district regulations provided by this ordinance or may propose regulations unique to the development. In no case may the Unified Development Plan leave any area proposed for development unregulated. Proposed documentation and regulations can be included as notes on the Concept Plan.
 - (4) *Phases.* All phases must be shown on the Unified Development Plan and numbered in the expected order of development. The phasing must be consistent with the open space, traffic, circulation, drainage and utilities (water & sanitary sewer) plans for the overall planned development.
 - (5) *Traffic Memorandum.* A traffic memorandum prepared by a licensed traffic engineer showing the anticipated traffic generation of the project and

recommended traffic improvements shall be provided. As applicable, a Traffic Impact Analysis for review by the city engineer and/or NCDOT shall be provided prior to the issuance of driveway permits.

CZ-M-U Mixed Use Zoning District / Unified Development Plan



Please publish in the Stokes News June 19, 2025, and June 26, 2025; Affidavit required.

**City of King
Notice of Public Hearing**

NOTICE IS HEREBY GIVEN that a series of public hearings will be held by the **City Council** of King at City Hall, 229 S. Main Street, on **July 7, 2025**, beginning at 6:00 p.m., for the purpose of considering the following:

Amendment of the official code of ordinances of the City of King, N.C. in the following manner:

Item 1: To review and approve or deny a proposed revisions and/or additions to Chapter 32. – Zoning, Article IV, Revise/add to Sec. 32-196. Keys to districts uses and Sec. 32-198. – Commercial. Planned Unit Development – Commercial Mixed Uses. Revise/add to Chapter 32, Article V, Division 1, Sec. 32-248.1. – Planned Unit Development – Commercial Mixed Uses (PUD-CM). Being listed as proposed Ordinance No. 2025-04.

In accordance with the Code of Ordinances, Chapter 32-Zoning, Sec. 32-96 the City of King **Planning Board/Board of Adjustment** will review the foregoing amendments on **June 23, 2025**, and make a formal recommendation to the City Council.

CITIZENS ARE HEREBY NOTIFIED that upon consideration of the comments at the herein-described public hearings, the City Council may amend the proposed ordinance amendments prior to adoption.

A copy of the proposed amendments is on file at the City Hall for inspection by all interested citizens or you can call the planning department or city clerk at (336) 983-8265.

Nicole Branshaw, CMC
City Clerk

Please publish in the Stokes News July 17, 2025, and July 24, 2025; Affidavit required.

**City of King
Notice of Public Hearing**

NOTICE IS HEREBY GIVEN that a series of public hearings will be held by the **City Council** of King at City Hall, 229 S. Main Street, on **August 4, 2025**, beginning at 6:00 p.m., for the purpose of considering the following:

Amendment of the official code of ordinances of the City of King, N.C. in the following manner:

Item 1: To review and approve or deny a proposed revisions and/or additions to Chapter 32. – Zoning, Article III, Sec. 32-164. – Conditional districts. Add M-U Mixed use district; Article IV, Revise/add to Sec. 32-198. – Commercial. Mixed use district. Revise/add to Chapter 32, Article V, Division 1, add Sec. 32-261. – Mixed uses. Being listed as proposed Ordinance No. 2025-04.

In accordance with the Code of Ordinances, Chapter 32-Zoning, Sec. 32-96 the City of King **Planning Board/Board of Adjustment** will review the foregoing amendments on **July 28, 2025**, and make a formal recommendation to the City Council.

CITIZENS ARE HEREBY NOTIFIED that upon consideration of the comments at the herein-described public hearings, the City Council may amend the proposed ordinance amendments prior to adoption.

A copy of the proposed amendments is on file at the City Hall for inspection by all interested citizens or you can call the planning department or city clerk at (336) 983-8265.

Nicole Branshaw, CMC
City Clerk

Existing PUD

(a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Planned unit development (PUD). That when a tract of land is under unified control and contains at least 15 acres, the developer may be allowed to deviate from the strict application of use, setback, height, and minimum lot size requirements of zoning districts in order to permit a creative approach to the development of residential and commercial land. In exchange for the flexibility, the developer must have a site plan approved by the governing board and comply with the other requirements of a special use permit. This approach is a voluntary alternative, and it is not mandatory for the development of any parcel of land. Land developed in this manner shall be in keeping with the city's comprehensive plan and shall be, if approved, and over-lay district of one or more of the districts listed in section (b).

(b) *Location.* Planned unit developments are permitted in the R-R, R-20, R-15, R-MF-A, R-MF-C, R-MF-T, B-2, and L-I districts.

(c) *Permitted uses.* All the permitted and special uses in the zoning district where the PUD is located are allowed (see exception below). In addition, one, two-family and multifamily residential uses are be permitted. Commercial and office space will be permitted if they are primarily for the convenience and service of the residents of the development and represent no more than 20 percent of the total development acreage.

(1) *Exceptions.* Any use that would be detrimental to the adjoining properties with regards to safety, health, and welfare.

Proposed new mixed-use district

(a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Mixed Use. The M-U District is intended to accommodate a Unified Development Plan (UDP) containing residential uses and at least one nonresidential use with the mix of uses achieved through incorporating multiple uses within a single building or by single-use buildings located throughout the site. The size and intensity of M-U developments may vary based on their physical context and location. Appropriate setbacks, streetyards, bufferyards, and building heights among other site and design elements will be considered to ensure compatibility of the development on a site-specific basis and shall be, if approved, a Conditional Zoning district.

(b) *Minimum Size.* 5 acres

(c) *Permitted Uses.* Within a M-U district, all uses are permitted except agricultural uses, as found in Sec. 32-197, and those uses permitted only within the L-I district or H-I district.

Comments and comparisons

In reviewing this proposed text amendment, staff and the applicant decided to recommend adding a new district to our current use districts (R-R, R-20, R-15, R-MF-A, R-MF-C, R-MF-C, R-MH, R-MH-1, R-MH-2, O-I, B-1, B-2, PD-RC, L-I, and H-I) and if approved **M-U** (Mixed-Use). This would allow this district to be approved as a conditional zoning just like the other districts. Our current PUD is an overlay district and is approved as a special use permit (SUP) which requires a quasi-judicial hearing.

Comparing the two definitions – The M-U district requires a site as does the PUD. M-U district calls this plan a UDP or unified development plan. Both allow for residential and commercial uses which are defined later in the text. Both allow for a creative approach with regards to setbacks, heights, and lot sizes. The PUD sets a minimum acreage size (or starting point) of 15 acres or more. The M-U will set a minimum acreage size of 5 acres or more.

Comparing the next 2 sections – The existing PUD list the district that can be found in the PUD overlay. Then the developer/designer can develop an overlay plan. The new M-U district proposes a minimum tract size of 5 acres. **This seems small for a mixed-use type development but could work.**

The existing PUD in item (c) goes over what can be in the PUD overlay district. It allows single family (R-20, R-15), multi-family (R-MF-A, C, T), or commercial (O-I, B-2, or L-I). Commercial uses are only allowed up to 20% of the total site. It also contains an exception statement that allows the city to not allow any use that would be bad for the citizens of King. M-U is a use district thus it can be placed almost anywhere by rezoning. The applicant is requesting that agriculture not be allowed within this district which is understandable. In the M-U district any use as listed in 32-198 thru 206, is allowable. **Could there be a use such as manufactured homes that we would want to exclude. This could be addressed in the conditions of the rezoning, but we have no guarantees that the applicant would agree to the condition(s).**

- (d) *Dimensional requirements.* The dimensional requirements of [section 32-248](#) are waived except for the following:
- (1) No structure shall be in excess of 35 feet (three stories) in height.
 - (2) A ten-foot side yard setback shall be maintained on all single-family dwelling units. A 20 feet separation shall be maintained between multi-family buildings.
 - (3) A 20-foot setback shall be required around the entire perimeter of the PUD or as set forth in [section 32-259](#), buffering.
- (e) *Single and multi-family dwelling units.* shall be designed per [chapter 26](#) for single-family and [sections 32-245](#), [32-246](#), or [32-247](#) for multi-family.
- (f) *Commercial areas.* if used in the design, shall be of similar architectural design theme. See [sections 32-244](#) and [32-254](#).
- (g) *Conveyance and maintenance of common open space.* A common open space shown on the final development plan shall be conveyed in accordance with one of the following methods:
- (1) By dedication to the city and maintained as common open space; or
 - (2) By leasing or conveying title (including beneficial ownership) to a corporation, association, or other legal entity.

The city has the right to accept or reject the dedication of any common open space. The developer shall file in the county register of deed's office legal documents restricting the use of common open space for the designated purposes. The city shall review and approve these documents before they are submitted to the office of the register of deeds.

- (d) *Dimensional requirements.* The dimensional requirements of section 32-241 are waived except for the following:
- (1) *Minimum Lot Size.* Provisions governing minimum lot size are established by the Unified Development Plan.
 - (2) *Minimum Interior Setbacks.* The minimum interior setback is zero feet, however if a setback is provided, it must be at least 5 feet pending applicable fire and building codes.
 - (3) *Minimum Perimeter Setback.* For portions of the development adjoining any R-district, the interior setback standards of the adjoining district apply along the adjoining lot line.
 - (4) *Minimum Street Setbacks.* Provisions governing minimum street setbacks are established by the Unified Development Plan.
 - (5) *Maximum Height.* Within 50 feet of any R-district, the maximum height of a building may not exceed 50 feet or 3 stories except along the right-of-way of a railroad or a street right-of-way that is already constructed or is being constructed as part of the planned development. Provisions governing maximum height are established by the Unified Development Plan for all other portions of the development.
 - (6) *Density.* Provisions governing the maximum residential density of the development are established by the Unified Development Plan. Exception – any tract(s) found within the city's WS-IV watershed. Tract(s) located within this area must meet the requirements of Sec. 32-288 for density and/or built upon area provisions.

Comparing the next section (d) – the current PUD allows for a waiver on setbacks, lot sizes, and lot widths with the exception of 3 items. A limit of 3 stories in height (this due to building code deeming anything more than 3 stories as a high-rise structure and firefighting of a high-rise structure), a 20' setback on single family and multi-family homes/building (this is for fire separation reasons), and a 20' setback around the project boundaries (this for buffering measures). Density is based on 32-241 and is a set figure both inside and outside the watershed.

The M-U district being proposed waives minimum lot sizes in item (1) so the developer could propose lot sizes in the 5,000 – 10,000 range. This is true on the existing PUD but city council has never allowed less than a 10,000 sq. ft. lot. Item (2) waives all interior setbacks were the PUD holds a 20' setback. So, you could see single family dwellings almost abutting each other. Item (3) the M-U district only has a setback if the district abuts a residential district, so approximately 30'. Item (4) states that street setbacks will be stated on the UDP. Item (5) states that residential uses are limited to 3 stories but all commercial uses are established by the UDP. So, we might see a 4 + story commercial structure. Item (6) max. density is unlimited unless the tract falls within the watershed where it is limited to 3 dwelling units/acre.

PUD items (e), (f), (g) – Item (e) gives standards to go by when building single and multi-family. Item (f) gives design standards for commercial uses (20% of the site). Item (g) gives standards for conveyance of any open space/recreational areas.

(h) *Circulation facilities.* The arrangement of public and common ways for pedestrians and vehicular circulation in relation to other existing or planned streets in the area, together with provisions for street improvements, shall be in compliance with standards set forth in other chapters of the ordinances, city construction manual, or per state requirements. PUD's with more than 100 single-family and multi-family lots shall have two means of ingress/egress to a city or NCDOT collector street. The governing board may deviate from these standards if the proposed changes or alterations are consistent with the spirit and intent of this section.

(i) *Utilities.* All planned unit developments shall provide underground utilities. All installation of utilities and maintenance of utilities shall be in accordance with the requirements and regulations of the city, public utilities companies, or the state. Public water and sanitary sewer systems shall be required.

(j) *PUD review.* It is the intent of this section that review under applicable codes and ordinances be carried out as an integral part of the review of a planned unit development. The city govern board shall review all technical requirements for a PUD and then make a ruling on the proposal. The applicant is required to show proof and present evidence that they have met the requirements of the ordinances prior to the granting of the special use permit. Permits once issued are good for 12 months from the date of approval as long as work is progressing on the project. Expired permits or plan amendments can be renewed/approved pending review by the governing board. Single-family areas approved in the PUD will need to be reviewed by the planning board prior to construction documents being submitted for compliance with [chapter 26](#).

- (e) *Landscape & Buffering.* Provisions governing landscaping are established by the Unified Development Plan. Perimeter buffering shall meet the minimum requirements per sec. 32-259.
- (f) *Commercial areas.* Commercial areas and adjacent residential and office areas must be arranged to provide pedestrian access and circulation between and within such areas. In mixed use and nonresidential buildings, ground level street facades shall incorporate pedestrian oriented elements such as, but not limited to, storefront display windows, covered arcades, awnings, and pedestrian level building fenestration.
- (g) *Common Open Space and Recreation Facilities.* A minimum of five percent (5%) of the total land area of the proposed mixed-use district shall consist of common open space. Common open space may include, but shall not be limited to, the following: plazas, public squares, recreational amenities such as tennis courts or swimming pools, pocket parks, and community gardens. Common open space and types of recreation amenities to be provided shall be established by the Unified Development Plan.
- (h) *Conveyance and maintenance of common open space and recreation amenities.* A common open space or recreation amenity shall be conveyed in accordance with one of the following methods:
 - (1) By dedication to the city and maintained as common open space or a public recreation facility; or
 - (2) By leasing or conveying title (including beneficial ownership) to a corporation, association, or other legal entity.

Item (h) under our existing PUD covers circulation around the proposed project. This would include both vehicular and pedestrian ways. It gives standards and guidelines for the design professional to use to maximize the site in safety as well as efficiency. It also contains a statement regarding the need for 2 means of egress/ingress for residential projects with over 100 single-family lots.

The M-U district addresses this in item (i) later.

Item (e) in the M-U district goes over its buffering requirements which refer to the ordinance buffering requirements for perimeter buffers but leaves interior buffering up to the UDP. Which means buffering may or may not be used between unlike uses.

Item (f) in the M-U district covers standards for commercial areas in conjunction with residential mixed-use areas. Such as a structure with commercial on the first floor with one or two levels of residential above. This subject is not addressed in our existing PUD but we do allow it in our ordinance as a use in by right in B-1 and B-2 districts.

Item (g) in the M-U district addresses open space and recreational spaces. It requires a minimum of 5% of the total land area to be in either common open space or recreational space. What's in the recreational space, if provided, is not stated other than it will be shown in the UDP. So, a large M-U project may have limited or no recreational space(s). It may be left in open spaces such as plazas, public squares, or public gardens. In our existing PUD, we defer to the section of the ordinance that covers single or multi-family uses. In those sections we give specific square footage requirements based on the number of units being built. We also detail what must be in the recreational areas. We require in addition to recreational spaces, open space requirements of 10% for townhomes, 12% for condos, and 15% for apartments.

Item (h) of the M-U district reads the same as our existing PUD with the exception of the deletion of the last statement/paragraph. See item (g) of the existing PUD standards above.

Item (i) under the PUD covers public utilities and meeting their individual installation standards. The proposed M-U district reads the same.

Item (j) under the PUD describes the manner in which a PUD must be approved which is by the issuance of a SUP by the council. It also states that single family sections must be reviewed by the planning board and meet the standards of Chap. 26 – Subdivisions.

- (i) *Circulation facilities.* The arrangement of public and common ways for pedestrians and vehicular circulation in relation to other existing or planned streets in the area, together with provisions for street improvements, shall be in compliance with the standards set forth in other chapters of the ordinance, city construction manual, or per state requirements. M-U's with more than 100 single family lots and/or multifamily units shall have two means of ingress/egress to a city or NCDOT collector street. The governing board may deviate from these standards if the proposed changes or alterations are consistent with the spirit and intent of this section. Proposed street cross sections shall be outlined on the Unified Development Plan.
- (j) *Parking and Loading.* Off-street parking and loading must be provided in accordance with Sec. 32-359 and Sec. 32-392. For any permitted use in a M-U district the required amount of parking may be reduced by thirty percent (30%). This reduction shall not affect the required disabled parking or loading spaces for that use. On-street parking can count towards parking requirements.
- (k) *Signage.* A common sign plan shall be required as part of the Unified Development Plan specifying the size, type, height, setback, location and number of signs. Specifications must be at least as restrictive as the regulations per Sec. 32-433.
- (l) *Utilities.* All M-U districts shall provide underground utilities for proposed new utilities. All installation of utilities and maintenance of utilities shall be in accordance with the requirements and regulations of the city, public utilities companies, or the state. Public water and sanitary sewer systems shall be required.
- (m) *Mixed use district review.* It is the intent of this section that review under applicable codes and ordinances be carried out as an integral part of the review of a mixed-use district. The city governing board shall review the request and set a public hearing date for the conditional rezoning of the tract. Prior to the governing board reviewing and taking action on the request, the city planning board shall review the request and make a recommendation to the governing board who will in turn review the technical requirements of the

Item (i) under the M-U district goes over their proposed circulation requirements which are basically the same with the exception of the last sentence.

Item (j) in the M-U district goes over parking and loading requirements. Our PUD just refers the designer to our parking ordinance section. They are proposing the same with one exception, they are proposing that parking be reduced by 30%. It doesn't say if this is for either single, multi-family, and commercial or all three. This could have a large impact on achieving enough parking for the project.

Item (k) deals with signage and is per our sign ordinance requirements.

Item (l) is regarding installation of utilities and is per our ordinance requirements.

Item (m) in the M-U district is defining the approval process for have a tract of land rezoned to M-U. It would follow the ordinance requirements for CZ rezoning.

Unified Development Plan and then make a ruling on the proposal. Unified Development Plans shall be good for 24 months from the date of approval as long as work is progressing on the project. Expired Unified Development Plans or major plan amendments can be renewed/approved by the governing board. Minor amendments will be reviewed by the city staff prior to construction documents being submitted for compliance with chapter 26 and 32.

- (n) *Unified Development Plan.* The Unified Development Plan must contain the following materials:
- (1) *Concept Plan.* Concept plan showing proposed public roads, street cross sections, development tracts with list of proposed uses, maximum permitted density and/or building square footage for non-residential uses, impervious surface coverage if in a watershed, schematic water and sewer service layouts, general locations for stormwater control measures, and proposed phase lines, if any.
 - (2) *Common Sign Plan.* Common Sign Plan per Sec. 32-248.2 (l).
 - (3) *Documentation and CZ regulations.* Documents which specify proposed setbacks or other regulations governing building placement, and/or volunteered conditions may be provided. The applicant may use district regulations provided by this ordinance or may propose regulations unique to the development. In no case may the Unified Development Plan leave any area proposed for development unregulated. Proposed documentation and regulations can be included as notes on the Concept Plan.
 - (4) *Phases.* All phases must be shown on the Unified Development Plan and numbered in the expected order of development. The phasing must be consistent with the open space, traffic, circulation, drainage and utilities (water & sanitary sewer) plans for the overall planned development.
 - (5) *Traffic Memorandum.* A traffic memorandum prepared by a licensed traffic engineer showing the anticipated traffic generation of the project and recommended traffic improvements shall be provided. As applicable, a Traffic Impact Analysis for review by the city engineer and/or NCDOT shall be provided prior to the issuance of driveway permits.

The M-U district does change the UDP approval timeframe from 12 months, as in our current PUD, to 24 months. Since this is a conditional rezoning the tracts that are rezoned would stay the same zoning but the UDP would expire in 24 months if no work (a vested right has been established) has begun.

Item (n) defines in detail what is required in the UDP.

Item (n) subsection (5) states that the developer shall provide a “traffic Memorandum” at the time of applying for the rezoning. If the project is approved for rezoning, then the developer would prepare their construction plan and submit them along with a “Traffic Impact Analysis”, if required, at this review stage. This is way beyond when I would think the planning board and city council would need/require a detailed traffic analysis.

