



AGENDA

MEETING CALLED TO ORDER

PLEDGE

Notes on Pledge: Remain Standing for the invocation

INVOCATION – Chaplain

ANNOUNCEMENTS

Notes on Announcements:

- **King City Council, Regular Meeting:** Monday, March 2, 2026, 6 p.m., City Hall Council Chambers, 229 S. Main Street
- **Economic Development Committee, Regular Meeting:** Tuesday, March 3, 2026, 8:30 a.m., City Hall Council Chambers, 229 S. Main Street
- **Feed Stokes 5-K:** Saturday, March 14, 2026, 8 a.m. – 10 a.m., King Central Park
- **Parks/Recreation Advisory Board, Regular Meeting:** Thursday, March 12, 2026, 6 p.m., Parks/Rec Community Building Parlor Room, 107 White Road
- **King Planning Board, Regular Meeting:** Monday, February 23, 2026, 6 p.m. at City Hall Council Chambers, 229 S. Main Street
- **Community Appearance Commission:** Thursday, March 19, 2026, 2 p.m., City Hall Council Chambers, 229 S. Main Street

1. ADJUSTMENTS TO AGENDA

2. APPROVAL OF MINUTES

- A. Approval of Minutes
 - a. December 22, 2025

3. ACTION ITEM

- A. **PUBLIC HEARING:** Conditional Rezoning Request by Gary Bowman – CZ-R-MF-A-049.

ITEMS OF GENERAL CONCERN

ADJOURNMENT



**CITY OF KING
PLANNING BOARD**

MEETING DATE:

02/23/2026

PART A

Subject:	APPROVAL OF MINUTES
Action Requested:	Unless any corrections are made, I recommend adopting the minutes of the December 22, 2025, Planning Board meeting as presented.
Attachments:	1. Draft copy of minutes from December 22, 2025, Planning Board meeting

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

PART B

Introduction and Background:
Discussion and Analysis:
Budgetary Impact:
Recommendation:
Adoption of December 22, 2025, Planning Board minutes as presented.

MINUTES
King Planning Board
Regular Session
December 22, 2025

The King Planning Board held a regular session at King City Hall on Monday, December 22, 2025, at 6:00 p.m. Chairman Jeff Walker, Joe Ramsey, Peter Mosco, Alternate Members Kyle Hall, Jodie Wallace, Mindi Alexandra, Von Robertson, City Clerk Nicole Branshaw, Assistant Fire Chief J. Lane, Chaplain Paul Norman, and Mayor Rick McCraw were present at the meeting. Absent from the meeting were David Hudson, Jerry Messick, and Darrin Koone.

Vice Chairman Jeff Walker called the meeting to order.

Chaplain Paul Norman offered the invocation.

MOTION TO EXCUSE ANY BOARD MEMBERS AND SEAT

MOTION: Upon a motion by Chairman Walker and a second from Joe Ramsey, the board unanimously voted 2-0 to excuse David Hudson and Jerry Messick and seat Von Robertson and Kyle Hall in their place.

PUBLIC COMMENT

Chairman Jeff Walker opened the public comment period at 6:09 pm. With no one signed up to speak for public comment, Chairman Jeff Walker closed the public comment at 6:09 pm. ****SEE DOCUMENT #1****

1. ADJUSTMENTS TO AGENDA

No adjustments were made to the agenda.

MOTION: The board approved the agenda as presented.

2. APPROVAL OF MINUTES

A. Approval of Minutes - September 22, 2025

MOTION: Joe Ramsey moved to approve the minutes of September 22, 2025, as presented. Von Robertson seconded the motion, which passed unanimously with a vote of 4-0.

3. ITEMS FOR PRESENTATION

A. Administration of the Oath of Office

On September 2, 2025, at the City Council Meeting, the King City Council voted unanimously to appoint new city planning board member Peter Mosco to fill the remaining term of a member who is no longer eligible for their three-year term. This appointment will be until December 2027. On December 1, 2025, at the City Council Meeting, the King City Council voted unanimously to appoint Mindi Alexandra and Jodie Wallace as alternate members of the city planning board, with a three-year term ending in December 2028.

Mayor Rick McCraw administered the oath of office to new board members:

- Peter Mosco
- Mindi Alexandra
- Jodie Wallace

The new members were sworn in together, with Mayor McCraw leading them through the oath.

Chairman Walker asked Peter Mosco to take his seat next to Kyle Hall, along with the other board members.

4. DISCUSSION ITEMS

A. Amendment to Chapter 32. – Zoning, Art. I. – General, Sec. 32-8. – Definitions; Chapter 32. – Zoning, Art. IV. – Uses By Zoning District, Sec. 32-198. – Commercial; Chapter 32. – Zoning, Art. V., Div. 1. – General, Add Section 32-262.

Chairman Jeff Walker opened the public hearing at 6:37 pm. With no one signed up to speak for public comment. Chairman Jeff Walker closed the public comment at 6:37 pm.

Emerson Wright, Intern City Planner, presented proposed amendments to the zoning ordinance regarding hemp stores. He explained that the City Council had requested staff to develop standards for hemp stores and similar businesses to protect the health and welfare of citizens.

The amendments included:

- Adding a definition for "Hemp Store" to Section 32-8
- Adding hemp stores to the table of permitted uses in Section 32-198
- Creating separation requirements in a new Section 32-262

Mr. Wright specifically asked the Board to recommend what percentage of gross sales would constitute a store being classified as a hemp store. He noted this would apply to any retail establishment selling these products, including pharmacies.

During the discussion, board members sought clarification on:

- How the percentage requirement would apply to pharmacies and convenience stores versus dedicated CBD/hemp shops
- The definition's two-part structure covers both stores with significant sales and those that advertise themselves as hemp/CBD businesses
- The locations of existing hemp stores in King (behind SECU, near Dollar Tree, and in Mountain View Shopping Center near Food Lion)
- The inability to ban such stores outright since the products are legal in North Carolina

Board members discussed the proposed 1,000-foot separation requirements between hemp stores and schools, parks, churches, ABC establishments, residences, and residential zones. Mr. Wright confirmed that existing businesses would be grandfathered in as legal non-conforming uses, but if they were closed, any new similar business would have to meet the new requirements.

The Board learned that the proposed amendments were drafted by the city attorney with the intention of being strict on these types of businesses.

MOTION: Joe Ramsey moved to approve a favorable recommendation to the City Council regarding the amendment to Chapter 32. – Zoning, Art. I. – General, Sec. 32-8. – Definitions; Chapter 32. – Zoning, Art. IV. – Uses By Zoning District, Sec. 32-198. – Commercial; Chapter 32. – Zoning, Art. V., Div. 1. – General, Add Section 32-262, and a recommendation of 15 percent of gross sales would constitute a store being classified as a hemp store unless City Planner E. Wright’s research finds the board needs to lessen the recommendation to Council. Peter Messick seconded the motion, which passed unanimously with a vote of 5-0. ****SEE DOCUMENT #2****

ITEMS OF GENERAL CONCERN

None

ADJOURNMENT

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

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

{SEAL}

Approved by:

Jeff Walker, Chairman

Attest:

Nicole Branshaw, City Clerk



PLANNING BOARD

Date: December 22, 2025

PUBLIC COMMENT SIGN-UP SHEET

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

PLEASE PRINT ALL INFORMATION

	<u>NAME</u>	<u>ORGANIZATION (If Any)</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>SUBJECT</u>	<u>City Resident?</u>
1.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
2.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
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7.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
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11.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
12.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
13.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no

Section 2, Item # A.

BOARD: Planning Board
DATE: 12/22/2025
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
PLANNING BOARD**

MEETING DATE:
FEBRUARY 23, 2026

PART A

Subject:	CONDITIONAL REZONING REQUEST BY GARY BOWMAN – CZ-R-MF-A-049.
Action Requested:	Review request and make a recommendation to city council.
Attachments:	<ul style="list-style-type: none"> • Zoning action request form. • Recommended conditions. • Public notice. • Owner/abutting property owners notice. • Site plan and elevations. • Ordinance requirements.

<hr/> Todd Cox, Int. Planning & Zoning Official Emerson Wright, Planning & Zoning intern	This abstract requires review by:	
	City Manager	City Attorney

PART B

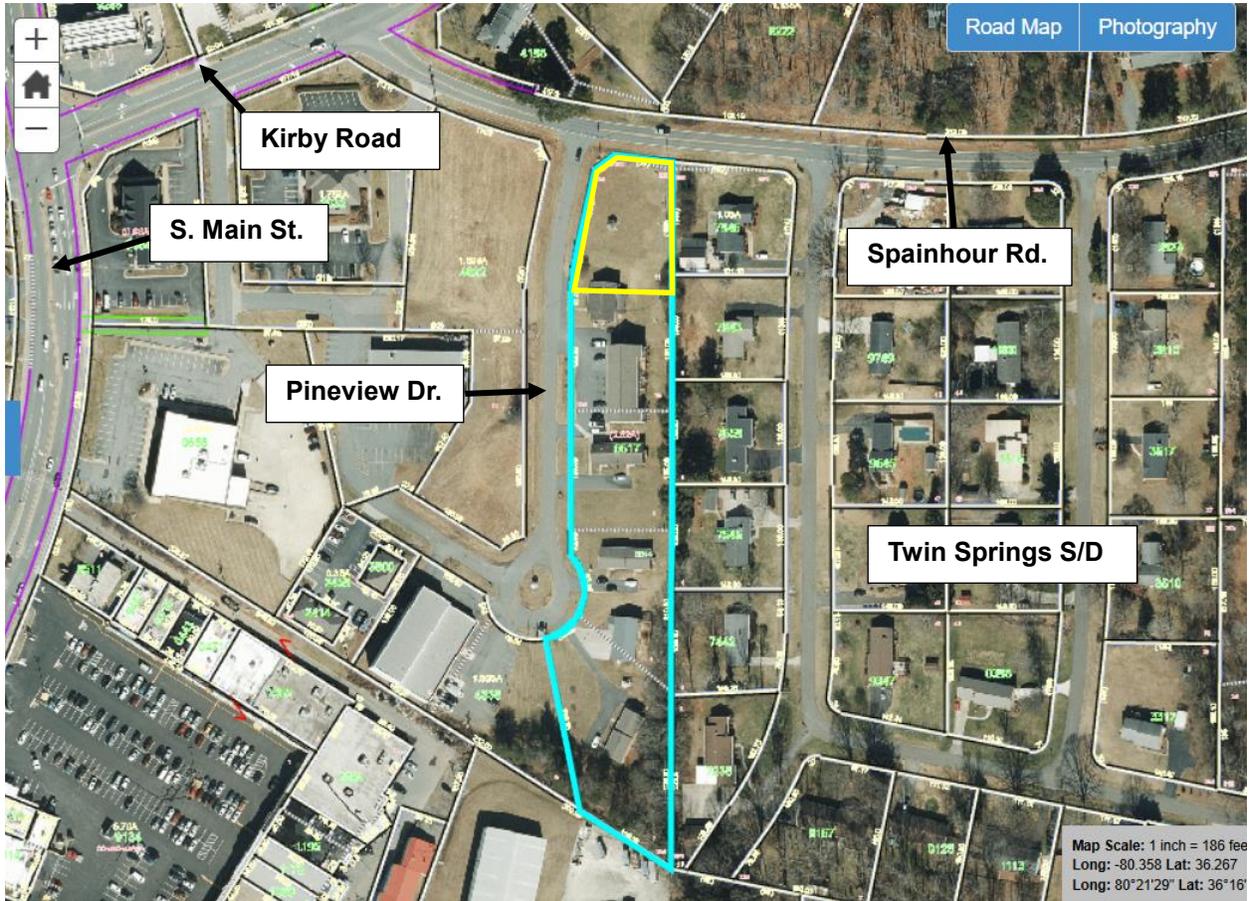
Introduction and Background:
We have a request from Gary Bowman of Tobaccoville to build a 7-unit apartment building on the corner of Spainhour Road and Pineview Drive. Mr. Bowman owns the rest of the complex on Pineview Drive and wants to use the vacant area at the beginning of Pineview Street to add to his apartment complex, see site plan. The corner of this tract, approximately 1/2-acre, is zoned O-I (Office-Institutional) and would need to be rezoning for multi-family.
Discussion and Analysis:
The whole tract on Pineview Drive contains approximately 2.62 acres and is zoned R-MF (Residential-Multi-family) with the exception of the 1/2 an acre at the northern end. It stands to reason that this tract would be best suited for a multi-family district zoning designation. Our comp plan has this area in a G-2 Controlled Growth Area which allows for single and multi-family development. This area has access to public water and sewer and is within the existing city limits. The project, if rezoned, will be developed to the ordinance standards attached and per the recommended conditions. The conditions recommended, per state requirements, must be mutually agreed upon be the owner and council.
Budgetary Impact:
Additional tax base, additional permit fees, additional utility fees.

Staff Recommends: Staff recommend approval of this request – **CZ-R-MF-A-049** with proposed conditions.

Recommendation:

Planning board recommends -

Location Map



I. APPLICANT: Gary Bowman DATE OF REQUEST: 12-1-2025
ADDRESS: 3289 Serenity Ridge COUNTY: Stokes TOWNSHIP: Yadkin
Tobaccoville, NC 27050 DEED BOOK: 624 PAGE: 1014
TELEPHONE: (336) 433-5711 TAX MAP: 5991-98 PARCEL: 6617
ZONING DISTRICT: O-I (Office-Institutional) SUBDIVISION LOT NO.: N/A
OWNERS (SUBJECT & ABUTTING PROPERTIES): See Site Plan

II. APPLICATION IS HEREBY MADE FOR THE HEREIN DESCRIBED ZONING ACTION ON PROPERTY LOCATED: In the 100 Block of Pineview Drive on the east side.

THE REQUESTED ACTION IS: Approve the conditional rezoning for a 7-unit apartment building.

IS THE PROPERTY LOCATED IN THE WATERSHED PROTECTION AREA? YES ___ NO X

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

III. INDICATE TYPE REQUEST:

- REZONING PERMIT
CONDITIONAL ZONING REQUEST (marked with X)
SPECIAL USE PERMIT
VARIANCE PERMIT
TEMPORARY PERMIT (SITE INSP.)
TEMPORARY PERMIT (NO SITE INSP.)
MINOR SUBDIVISION PLAT REVIEW
MAJOR SUBDIVISION PLAT REVIEW
PLAT FILING FEE
WATERSHED REVIEW

APPLICANT'S OR AGENTS SIGNATURE

ZONING ENFORCEMENT OFFICER

(SEE FEE SCHEDULE) TOTAL FEE DUE: \$650.00 + \$350.00 (Advert.) = \$1,000.00

IV. PLANNING BOARD WILL REVIEW (IF REQUIRED): February 23, 2026, at 6 pm at city hall

BOARD OF ADJUSTMENT WILL REVIEW & HOLD A QUASI-JUDICIAL HEARING:

COUNCIL WILL REVIEW & HOLD PUBLIC HEARING (IF REQUIRED): March 2, 2026, at 6 pm at city hall

PROPERTY POSTED BY: N/A

NOTIFICATIONS MAILED BY: February 17, 2026

NEWSPAPER ADVERTISEMENT: February 12, 2026 & February 19, 2026

V. ACTION BY PLANNING BOARD/BOARD OF ADJUSTMENT

APPROVAL/RECOMMENDATION ___ DISAPPROVAL ___ APPROVAL WITH MODIFICATIONS: ___

DATE CHAIRMAN

VI ACTION BY CITY COUNCIL

APPROVAL ___ DISAPPROVAL ___ APPROVAL WITH MODIFICATIONS/CONDITIONS: ___

COMMENTS:

DATE MAYOR

**Conditions for CZ-R-MF-A-049 in the 100 Blk. of Pineview Drive
Parcel 5991-98-6617**

1. Adequate stormwater facilities shall be provided per the requirements of NC DENR and as reviewed by the city engineer.
2. Adequate on-site and off-site public water and wastewater improvements shall be constructed as recommended by the city engineer and in compliance with all current city policies and procedures, including applicable tap fees and developer financing of necessary improvements, to ensure adequate utility service to all housing units and sufficient fire protection capability.
3. The project shall be developed in compliance with all applicable city zoning ordinances, construction manuals, development site plans, and written text requirements as submitted by the developer and as entered into the special use permit hearing records.
4. All required permits must be obtained from the city's inspections department and the city's fire inspections department prior to placing structures on the property. The developer shall have all required inspections done and approved prior to the issuance of a certificate of occupancy.
5. Developer/owner agrees to submit, at the time of building permitting, a buffer design prepared by a licensed landscape architect or landscape contractor. The developer/owner also agrees to submit a scaled drawing of the recreation area and the items to be included therein, per Sec. 32-245(c).
6. Each dwelling unit shall also have a visible unit number in a numbering scheme issued by the city to facilitate rapid emergency response (E- 911). Residences shall have a physical address number attached to the home/unit that is no less than four (4") inches in height. Buildings with multiple tenants shall have their physical address posted on the street side with numbers not less than six (8") inches in height and of a contrasting color.
7. Dumpster sites shall be enclosed and screened by decorative fencing. The minimum height of the fence shall be eight (8') feet and be placed on a minimum 10' X 15' X 6" thick concrete reinforced pad. The containment area shall have a minimum 10' X 8' gate for access by service vehicles, and in addition, a 3' X 8' access door shall be provided for access by residents. See Sec. 32-254(k).
8. A contact person/owner/association shall be responsible for the maintenance, upkeep, and general needs of the Pineview Apartments and shall be readily available to tenants and/or city/county personnel. A contact number shall be posted in a conspicuous place, with a number to reach that person.
9. All costs and expenses associated with complying with these conditions shall be borne by the landowner/developer, with no expense being borne by the city or county.
10. Upon written request by the city, evidence of compliance with any of these conditions shall be provided to the city within ten (10) days after each request.
11. The rules and regulations of the Developer/Pineview Apartments shall not be inconsistent with these conditions. Any conflict between said rules and regulations shall be resolved in favor of these conditions.
12. If any of the conditions shall be found to be unreasonable, invalid, or otherwise impermissible by a court of competent jurisdiction, then the city council may impose such alternative reasonable conditions as it finds to be necessary and appropriate to protect the health, safety, and morals of the tenants and surrounding property owners.

13. If any of these conditions once met are not continuously maintained, the permit may be revoked by the city council upon the failure of the owner/developer to cure the deficiency in any specific condition within thirty (30) days after written notice to the owner/developer of the specific failed condition.

The developer/owner of Pineview Apartments agrees to the above-mentioned conditions as stated or amended by the King City Council.

Signature of Developer/ Owner

Date_____

Signature of Mayor of King

Date _____

Signature of City Clerk

Date_____

City Seal

Please publish in the Stokes News February 12, 2026, and February 19, 2026; Affidavit required

**City of King
Notice of Public Hearing**

NOTICE IS HEREBY GIVEN that an evidentiary hearing will be held by the **City Council** of King at the King City Hall, 229 S. Main St., on the **2nd day** of **March 2026**, beginning at 6 p.m., for the purpose of considering the following:

Amendment of the official zoning map and/or ordinance of King, N.C. by the City Council referenced in Code of Ordinance listed below and per Chapter 32-Zoning, Sec. 32-71, 72, 73, 74, and 75, in the following manner:

Item 1: Rezoning request **CZ-R-MF-A-049**, by Gary Bowman of Tobaccolville, NC, to rezone approximately 1-acre from **O-I** (Office-Institutional) to **CZ-R-MF-A** (Conditional Zoning-Residential-Multifamily-Apartments) for the purpose of constructing a 7-unit apartment building. Subject property is listed as being SCTM 5991-98-6617, and is found in the 100 block of Pineview Drive on the corner of Spainhour Road and Pineview Drive.

In accordance with the Code of Ordinances, Chapter 32-Zoning, Sec. 32-96 the City of King **Planning Board/Board of Adjustment** will hold a review session and make a recommendation to the city council on the foregoing amendment on **February 23, 2026**, at 6 p.m. at City Hall.

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, maps, ordinance, and requests are on file at the City Hall for inspection by all interested citizens or you can call the Planning Department at 983-8265.

Nicole Branshaw, NCCMC
City Clerk



PUBLIC HEARING NOTICE

CITY OF KING

NOTICE OF PROPOSED ZONING CLASSIFICATION ACTION

In the accordance with North Carolina General Statute 160D-601, notice is hereby given that the herein zoning classification action has been requested for property located: in the 100 Blk. of Pineview Drive being listed as SCTM 5991-98-6617.

As required by NCGS 160D-601, You as (**X**) owner of the proposed property zoning classification action hearing described above and/or () an abutting property owner to the aforementioned property are advised that Gary Bowman of Tobaccolville, NC is requested that the City of King take the following action with regards to the property at the aforementioned location: to rezone approximately ½ - acre from **O-I** (Office-Institutional) to **CZ-R-MF-A** (Condition Zoning – Residential-Multifamily-Apartments) for the purpose of constructing a 7-unit apartment building per the requirements of the city’s zoning ordinance, it’s comprehensive plan, and any conditions assigned and agreed to on the project at the King City Council meeting.

Be advised that the **City Council of King** will review and take action on this request at City Hall (229 S. Main St.) on March 2, 2026, at 6:00 p.m., prior to this hearing the King **Planning Board** will review the request and make a recommendation on February 23, 2026, at City Hall at 6:00 p.m. **Surrounding property owners and other interested persons are welcome to attend the Public Hearing to provide their comments and questions.**

If additional information or clarification is necessary, please contact the City’s Planning Department at (336) 983-8265 or email at tcox@ci.king.nc.us or ewright@ci.king.nc.us.

Zoning Enforcement Officer

Date



PUBLIC HEARING NOTICE

CITY OF KING

NOTICE OF PROPOSED ZONING CLASSIFICATION ACTION

In the accordance with North Carolina General Statute 160D-601, notice is hereby given that the herein zoning classification action has been requested for property located: in the 100 Blk. of Pineview Drive being listed as SCTM 5991-98-6617.

As required by NCGS 160D-601, You as () owner of the proposed property zoning classification action hearing described above and/or (X) an abutting property owner to the aforementioned property are advised that Gary Bowman of Tobacoville, NC is requested that the City of King take the following action with regards to the property at the aforementioned location: to rezone approximately ½ - acre from O-I (Office-Institutional) to CZ-R-MF-A (Condition Zoning – Residential-Multifamily-Apartments) for the purpose of constructing a 7-unit apartment building per the requirements of the city’s zoning ordinance, it’s comprehensive plan, and any conditions assigned and agreed to on the project at the King City Council meeting.

Be advised that the **City Council of King** will review and take action on this request at City Hall (229 S. Main St.) on March 2, 2026, at 6:00 p.m., prior to this hearing the King **Planning Board** will review the request and make a recommendation on February 23, 2026, at City Hall at 6:00 p.m. **Surrounding property owners and other interested persons are welcome to attend the Public Hearing to provide their comments and questions.**

If additional information or clarification is necessary, please contact the City’s Planning Department at (336) 983-8265 or email at tcox@ci.king.nc.us or ewright@ci.king.nc.us.

Zoning Enforcement Officer

Date

I, J. Dean Stale, certify that this plat was drawn under my supervision from an actual survey made under my supervision (clear description recorded in Book 624, Page 1014, Book 2, Page 22) that the boundaries not surveyed are clearly indicated as drawn from information found in Book 2, Page 22 that the ratio of precision as calculated is 1:2,000.00, that this plat is of a survey and ordinance that regulates parcels of land in GS 47-30 (EX11) of that this plat was prepared in accordance with the ordinance of the municipality that has this 17th day of June 20 25 as amended. Witness my original signature, registration number and seal

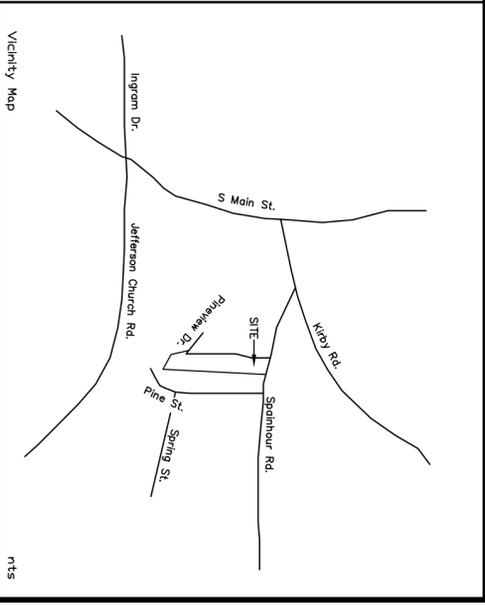
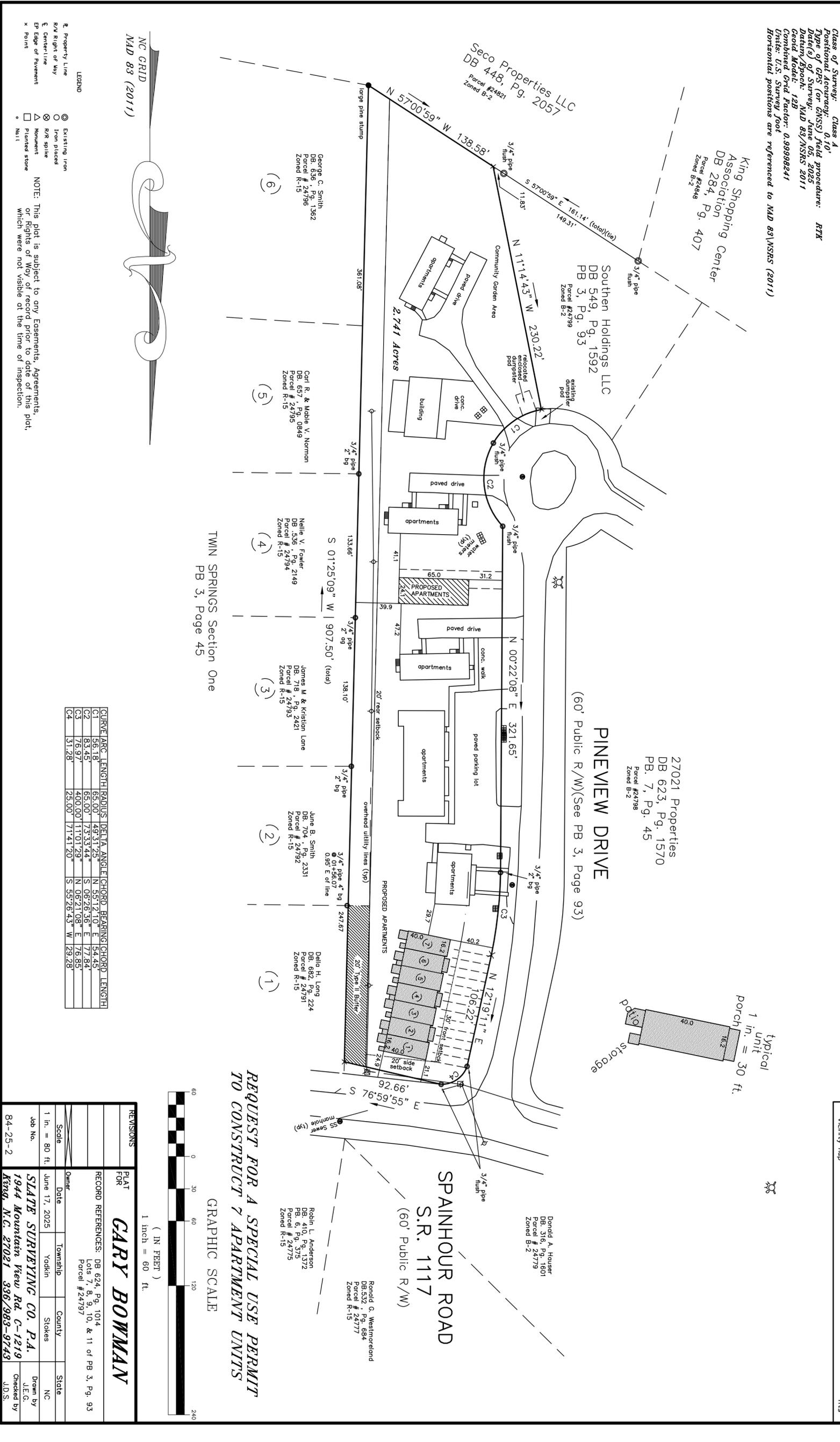
Signed _____ PLS No. L-2818

PRELIMINARY FOR REVIEW ONLY

I, J. Dean Stale further certify that the control for this survey is from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey:

Class of Survey: Class A
 Positional Accuracy: 0.10'
 Type of GPS (or GNSS) field procedure: RTK
 Date(s) of Survey: June 05, 2025
 Datum/Epoch: NAD 83/NSRS 2011
 Geoid Model: 12B
 Combined Grid Factor: 0.99998241
 Units: U.S. Survey Foot
 Horizontal positions are referenced to NAD 83/NSRS (2011)

Total Area: 2.741 Ac. (Coor.)
 Date(s) of Survey: June 05, 2025
 Property is Zoned R-MF
 Proposed 7 Apartment Units
 Required Parking 14 Spaces
 Required Recreation Space 17
 Required recreation space provided 9,000 Sq. ft.
 Provided recreation space provided 9,000 Sq. ft.
 Community Garden
 Project IS NOT in WS-IV Watershed Area
 Dumpster to be relocated out of R/W
 and installed per Sec. 32-254



PINEVIEW DRIVE
 (60' Public R/W)(See PB 3, Page 93)

SPANHOUR ROAD
 S.R. 1117
 (60' Public R/W)

TWIN SPRINGS Section One
 PB 3, Page 45



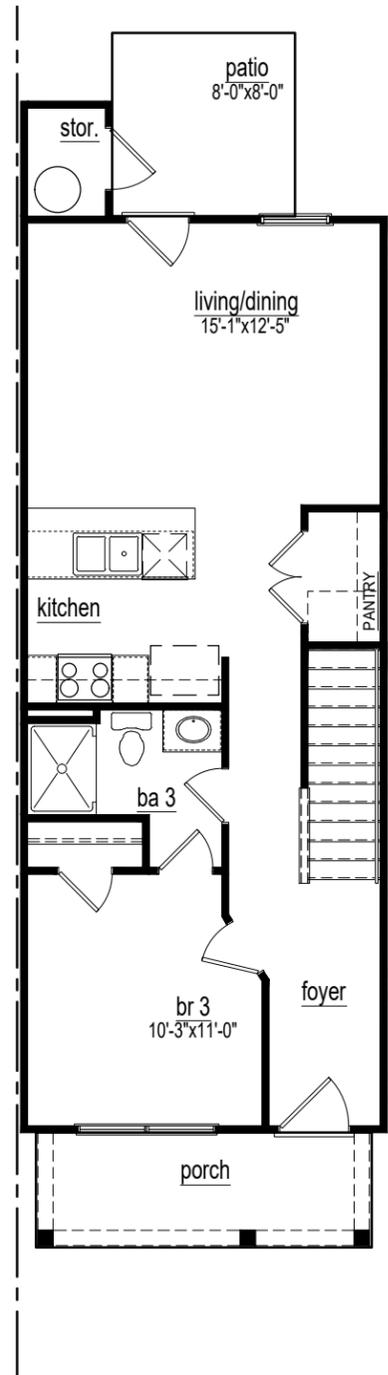
REQUEST FOR A SPECIAL USE PERMIT TO CONSTRUCT 7 APARTMENT UNITS

GARY BOWMAN

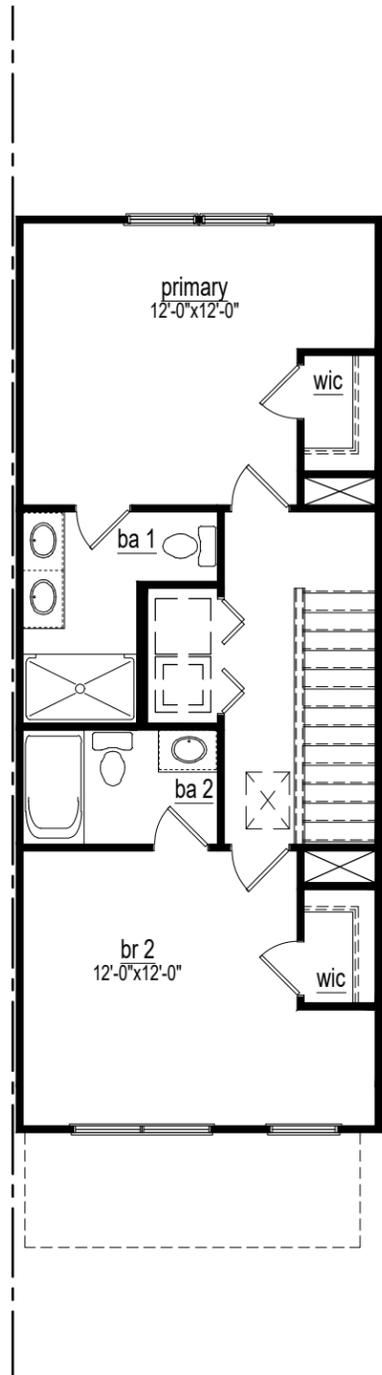
REVISIONS	DATE	BY	REASON
1	June 17, 2025	J.D.S.	Initial Survey

PLAT FOR **GARY BOWMAN**

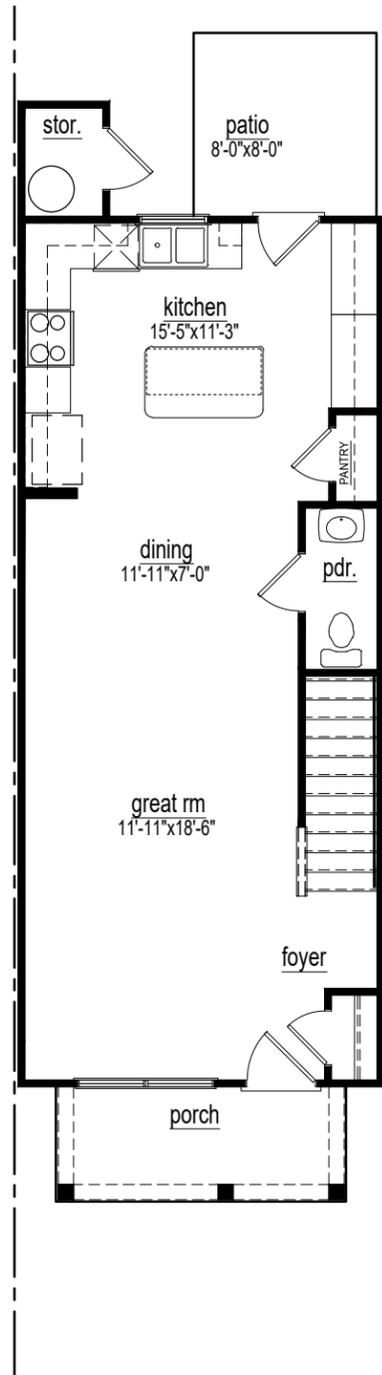
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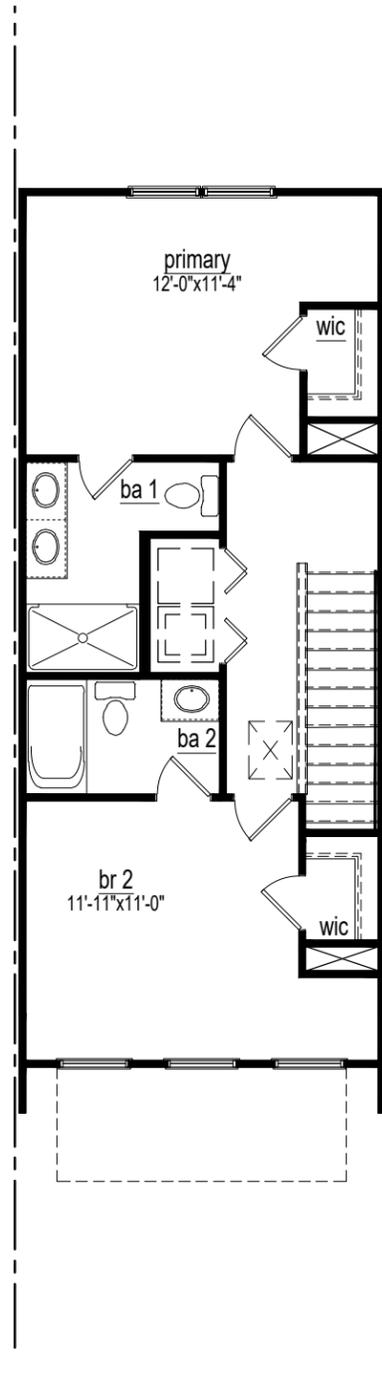
First Floor- 3 Bedroom



Second Floor - 3 Bedroom



First Floor - 2 Bedroom



Second Floor - 2 Bedroom

SQUARE FOOTAGE			
	HARTFORD		
	UNHEATED	INSIDE OF STUDS	OUTSIDE OF STUDS
FIRST FLOOR	0	608	640
SECOND FLOOR	0	608	640
PORCH	73	0	0
STORAGE	20	0	0
PATIO	64	0	0
TOTAL	157	1216	1280
BASE HOUSE			
OVERALL WIDTH: 16'-0"		OVERALL DEPTH: 45'-0"	

Section 3, Item # A.

SQUARE FOOTAGE			
	IRVINE		
	UNHEATED	INSIDE OF STUDS	OUTSIDE OF STUDS
FIRST FLOOR	0	577	608
SECOND FLOOR	0	577	608
PORCH	63	0	0
OPT. STORAGE	20	0	0
PATIO	64	0	0
TOTAL	147	1154	1216
BASE HOUSE			
OVERALL WIDTH: 16'-0"		OVERALL DEPTH: 43'-0"	



BUILDERS PLANSOURCE
 336.985.0963
 PO BOX 836
 KING, NC 27021

OWNER
BROOKDALE

ORG. DATE:
 2025-09-03
 REVISIONS:

DRAWN BY:
 BPS
 APPROVED BY:
 JJT

PLAN #
 LOTS 01-07
 PLAN NAME
 7 UNIT BUILDING
 DRAWING:
 FLOOR PLANS

SHEET #
ARB 17



KING, NC 27021

**BUILDERS
PLANSOURCE**

PO BOX 836



336.985.0363

BROOKDALE

OWNER

ORG. DATE:
2025-09-03

REVISIONS:

DRAWN BY:

BPS

APPROVED BY:

JJT

PLAN #
LOTS 01-07

PLAN NAME
7 UNIT BUILDING
DRAWING:
FRONT AND REAR ELEVATIONS

SHEET #

ARB

18



Front Bldg. Elev.

3/32" = 1'-0" @ 11x17
3/16" = 1'-0" @ 24x36

Section 3, Item # A.

CZ-R-MF-A Ordinance Requirements for Apartments

Sec. 32-164. - Conditional districts.

(a) Conditional districts (CZ) run parallel to each of the conventional zoning districts and are subject to the same standards applicable to the parallel district including overlay district regulations, as modified by the approved district-specific plans and conditions. Conditional zoning is established to provide for flexibility in the development of property while ensuring that the development is compatible with neighboring uses. Conditional zoning allows for a degree of certainty in land use decisions not possible in conventional districts. The following provision shall apply when using conditional zoning:

(1) The petition is proposed or agreed to by all the owner(s) of the subject land. Specific conditions may be proposed by the petitioner or the local government or its agencies, but only those conditions approved by the local government and consented to by the petitioner in writing may be incorporated into the zoning regulations. Unless consented to by the petitioner in writing, in the exercise of the authority granted by this section, a local government may not require, enforce, or incorporate into the zoning regulations any condition or requirement not authorized by otherwise applicable law, including, without limitation, taxes, impact fees, building design elements within the scope of G.S. 160D-702(b), driveway-related improvements in excess of those allowed in G.S. 136-18(29) and G.S. 160A-307, or other unauthorized limitations on the development or use of land.

(2) The petition shall incorporate any proposed modifications to use, intensity, or development standards applicable in the parallel conventional use district. Conditions and site-specific standards imposed in a conditional district shall be limited to those that address the conformance of the development and use of the site to local government ordinances, plans adopted pursuant to G.S. 160D-5-1, or the impacts reasonably expected to be generated by the development or use of the site. The zoning regulation may provide that defined minor modifications in conditional district standards that do not involve a change in uses permitted or the density of overall development permitted may be reviewed and approved administratively. Any other modification of the conditions and standards in a conditional district shall follow the same process for approval as are applicable to zoning map amendments. If multiple parcels of land are subject to a conditional zoning, the owners of individual parcels may apply for modification of the conditions so long as the modification would not result in other properties failing to meet the terms of the conditions. Any modifications approved apply only to those properties whose owners petition for the modification.

a. *Limitations.* For parcels where multifamily structures are an allowable use, a local government may not impose a harmony requirement for permit approval if the development contains affordable housing units for families or individuals with incomes below 80 percent of the area median income.

(3) Proposed development plans shall be prepared by a licensed design professional and shall be prepared in accordance with ordinance, comprehensive or land-use plan, city design policies and state laws.

(4) When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with and an adopted comprehensive or land-use plan and any such agreed upon conditions and that by approval they will or will not be in promoting the public health, safety, and general welfare of its citizens. Any violations of a provisions of a conditional zoning ordinance amendment shall be treated the same as any other violation of this chapter and be subject to any penalties as set forth in [section 32-47](#).

(b) *Application procedures.* All applicants are required to complete a request for a public hearing form to initiate the rezoning process. Once completed and submitted by the stated deadline, the governing board will review the request and determine the following:

- (1) The completion of the appropriate forms;
- (2) Determine if the petitioner needs to hold a neighborhood meeting. This meeting will be with representatives of the petitioner and the surrounding property owners at a designated time and place prior to the public hearing and any government review. The petitioner may use a third party to facilitate the meeting or conduct the meeting themselves to gather information and any concerns the surrounding neighbors may have regarding the proposed project and;
- (3) Schedule the public hearing date and also affix a date for planning board review prior to the public hearing.

(c) *Review by the governing board.* After receiving the planning board's recommendation, the governing board shall hold the public hearing per the requirements of [section 32-72](#). After the public hearing the board may approve, approve with conditions that are agreed upon, or deny the request. Applicant shall be notified in writing of the governing board's decision. Decisions denied may reapply per [section 32-75](#).

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

The intents of the various conventional use districts are as follows:

(4) *R-MF-A residential multifamily - apartment district.* The intent of the R-MF-A residential multifamily - apartment district is to provide areas of high-density residential development. Residential units shall be rented or leased. Public water and sewer shall be available. This district shall be located near employment centers, shopping facilities and roads that can accommodate the traffic generated by the high-density development. Density of development shall be no more than 20 units per building and no more than 3 stories in height. All such projects shall be approved in accordance with the provisions of article V, [section 32-245](#).

Sec. 32-206. - Residential.

Residential uses shall be permitted in the zoning use districts as indicated:

	R-R	R-20	R-15	R-MF-A	R-MF-C	R-MF-T	R-MH	R-MH-1	R-MH-2	O-B-1	B-2	PD-RC	L-I	H-I
Backyard hobby workshops, excluding the open storage of materials and supplies	x	x	x					x	x		x			
Boardinghouses, including bed and breakfast, provided the owner or operator lives in the facility; separate apartments with private baths and kitchens are not established; and not more than five boarders stay at one time	s (PB)	s (PB)	s (PB)								s (PB)			
Dwelling units, multifamily (two or more buildings on a single lot), provided they comply with section 32-245 , section 32-246 , and section 32-247 . This would apply to tracks that are currently zoned R-MF , R-MF-A, R-MF-C, and R-MF-T. <u>Tracts that are rezoned by conditional zoning will not need to get a special use permit. The conditional use rezoning permit will act as approval of the project.</u>				s (GB)	s (GB)	s (GB)								

ARTICLE V. - DEVELOPMENT STANDARDS

DIVISION 1. – GENERALLY

Sec. 32-241. - Table of area, height and placement regulations.

The table of area, height and placement regulations shall be as follows:

District	Minimum Lot Area (sq. ft.) ¹²	Required Additional Lot Area per Dwelling in Excess of One (sq. ft.)	Minimum Lot Width at Building Line (in feet)	Required Setbacks in Feet			Maximum Building Height (in feet)
				Front	Side	Rear	
R-R	20,000	20,000	85	30	10 ¹	35	35 ²
R-20	20,000	20,000	85	30	10 ¹	35	35 ²
R-15	15,000 ³	15,000 ³	80	30	10 ¹	30	35 ²
R-MF-A ⁷	8,000 ³	2,000 ³	100	10	10 ^{1, 11}	20 ⁴	35 ²

Footnotes

¹ 15 feet from edge of right-of-way where abutting a street.

² Additional height above the specified limits for every foot or fraction thereof of building height specified if one additional foot of front, side, and rear setback is provided. However, in no case shall a building exceed three stories above ground level.

³ Minimal lot sizes permitted only where public water and sewer are available. If a septic tank waste disposal system is used, the minimum lot size shall be determined by the county health department.

⁴ 20-foot setback where abutting a property line; 30 feet where abutting a street. Normally, rear yard setback is measured from the property line to the edge of the principal building, excluding a roof overhang. However, if a patio or deck is provided, the backyard setback shall be measured from the property line to these facilities.

⁷ Any one-family, detached dwelling in the R-MF-A, R-MF-C, R-MF-T, R-MH, R-MH-1, R-MH-2, B-2 or O-I districts shall meet the dimensional requirements of the R-15 residential district.

¹¹ Side yard setbacks shall be 30 feet from right-of-way when abutting a street.

Sec. 32-243. - Development plan.

A development plan shall be prepared and sealed by an architect, engineer or surveyor licensed in the state for shopping centers, multifamily developments, planned unit developments (PUD), mobile home parks and industrial parks, and business-related districts. The development plan shall show the following information, if applicable:

- (1) Location, arrangement, and dimensions of truck loading and unloading spaces and docks. (see [section 32-392](#))
- (2) Location, arrangement and dimensions of automobile parking spaces, width of aisles, width of bays, angle parking and sidewalk layouts. (see [section 32-359](#))
- (3) Location and dimensions of vehicular entrances, exits and drives. (see [section 32-321](#))
- (4) Specific drainage systems, as they relate to the site and adjoining properties. (per state guidelines)
- (5) Location and materials of walls and fences. (see [section 32-259](#))
- (6) Ground cover, topography, slopes, banks, and ditches. (per state and best management practices)
- (7) The location and general exterior dimensions of main and accessory buildings.
- (8) Architectural plans for proposed buildings. (per state technical codes)
- (9) The location, dimensions, and arrangements of areas to be devoted to planting, lawns, trees and other plants. (see [sections 32-254](#) and [32-259](#))
- (10) The plans for proposed utility layouts, including sanitary sewers, storm sewers, water distribution lines, natural gas, telephone and electric service (all utilities shall be constructed per the city's construction standards, if applicable).
- (11) An analysis of anticipated traffic volume on larger projects or if deemed necessary by the approving board, city engineer, or NCDOT.
- (12) Sediment control plan. (per state guidelines)
- (13) Evidence that the state department of transportation has been made aware of the proposed development and that the developer will coordinate for the development with this agency.
- (14) Plans for refuse disposal equipment and method of refuse disposal such as compactors or dumpsters. (see [section 32-254](#))
- (15) Delineation of areas to be constructed in phases and sequential order.

Sec. 32-245. - Residential multifamily apartments (R-MF-A).

(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:

Apartment. Two or more dwelling units in single ownership where the units are rented or leased. The development shall consist of one or more multifamily buildings on a single tract of land, and shall have no more than 16 units per building.

(b) *Open space.* A minimum of 15 percent of the gross acreage shall be reserved as natural vegetative space, grass areas or buffer areas.

(c) *Recreation facilities.* Multifamily projects shall provide recreational space based on the number of dwelling units per development as established in the following table:

Number of Dwelling Units Per Development	Minimum Space Per Dwelling Unit (sq. ft.)
1—8	900
9—16	1,800
17—32	2,700
33+	3,600

The term "recreational facility" is defined as, but not limited to, a building, enclosed structure or facility for use by the residents of the development for recreational activities, such as clubhouse, swimming pools, tennis courts, playground-equipped areas, picnic tables/shelters and/or basketball courts. These areas shall be furnished by the developer and maintained by the owner of the development.

(d) *Spacing between circulation system and buildings.* Automobile parking spaces and drives shall not be located closer than ten feet to the front, side or rear of any building.

(e) *Building relationships.* No building shall be located closer than as specified by the state building code, volume 1, but in no case shall any building be located closer than 20 feet to an adjacent building.

(f) *Courtyard.* Any group of buildings forming a courtyard shall have at least 25 percent of the perimeter of such courtyard open for access by emergency vehicles.

(g) *Buffering.* Adequate landscaping and buffering shall be included to buffer the development from its adjacent land uses, lots, or public rights-of-way per [section 32-259](#).

(h) *Perimeter requirement.* No building shall be erected, reconstructed, altered or moved nearer the exterior project property lines than 20 feet or the applicable district yard requirements, whichever is greater. If a deck or patio is provided, the setback shall be measured from property line to these facilities instead of from the property line to the permanent structure.

(i) **Solid waste disposal.** A plan for solid waste storage, collection and disposal shall be submitted to the city and approval obtained prior to issuance of a zoning permit. If dumpster sites are used they must be screened and enclosed by a decorative fence of at least eight feet in height and having a gate of at least ten feet. Each dumpster shall be placed on a six-inch by ten-foot by 15-foot reinforced concrete pad. **Owner will be relocating the existing dumpster and reinstalling it per the above requirements.**

(j) **Streets.** Streets shall either be public or private. However, all streets shall be paved and built to the minimum construction standards of the state department of transportation, division of highways, or the city street standards, whichever is more stringent. When streets are private, a covenant shall be agreed upon between the city and the developer/owner of the project for the maintenance of streets and parking areas within the project. A copy of this proposed covenant shall be submitted to the city for review during the conditional use review phase.

(k) **Street signs.** Where streets which access the development are public or private, signs shall be placed to identify the street names, directional information and regulatory information.

(l) **Utilities.** All developments shall provide underground utilities, including electricity, telephone, cable, gas, water and sewer. All installation of utilities and maintenance of utilities shall be in accordance with the requirements of the city and/or related utility regulation.

(m) **Fire protection.** A plan shall be submitted to the planning department and to the fire department for review of fire suppression systems, including hydrants, fire lanes and sprinkler systems.

(n) **Watershed requirements.** See article V, division 2, of this chapter.

([Ord. No. 2024-01](#), 1-2-24)

Sec. 32-259. - Buffering and screening requirements.

**Table 32-259.1
Level of Buffering by Zoning District***

Zoning District Adjacent To	R-R	R-20	R-15	R-MF-A	R-MF-T	R-MF-C	R-MH	R-MH-1	R-MH-2	O-I	B-I	B-2	L-I	H-I
R-R	**	**	**	1	1	1	1	1	1	1	**	2	2	3
R-20	**	**	**	2	1	1	2	2	2	2	**	2	3	3
R-15	**	**	**	2	2	2	2	2	2	2	2	2	3	3

Zoning District Adjacent To	R-R	R-20	R-15	R-MF-A	R-MF-T	R-MF-C	R-MH	R-MH-1	R-MH-2	O-I	B-I	B-2	L-I	H-I
R-MF-A	1	2	2	1	1	1	1	1	1	1	**	1	1	

(c) *Definitions.*

(9) *Landscape plan.* A component of a development plan on which is shown: Proposed landscape species (such as number, spacing, size at time of planting, and plant details); proposals for protection of existing vegetation during and after construction; proposed treatment of hard and soft surfaces; proposed decorative features; grade changes; buffers and screening devices; proposed ways to minimize the potentials for negative impacts upon public senses and protecting the community environment; and any other information that can reasonably be required in order that an informed decision can be made by the approving authority. Plans shall be prepared by a North Carolina licensed professional in the areas of landscaping.

Sec. 32-359. - Schedule of parking spaces.

Off-street parking spaces shall be provided and permanently maintained by the owners and occupants of the following types of property uses on the basis indicated:

(15) Residences and apartments, mobile homes and mobile home parks: Two spaces for each dwelling unit.