



City of King City Council Regular Meeting

6:00 PM Monday, October 06, 2025

City of King City Hall Council Chambers
229 S. Main St., King, NC 27021

AGENDA

MEETING CALLED TO ORDER

PLEDGE

Notes on Pledge: Remain Standing for the invocation

INVOCATION – Chaplain Scott Vernon

ANNOUNCEMENTS

Notes on Announcements:

- **Senior Services Advisory Board, Regular Meeting:** Tuesday, October 7, 2025, 3 p.m., King Senior Center – lower level of King Recreation Acres Community Building, 107 White Rd, King
- **Parks/Recreation Advisory Board, Regular Meeting:** Thursday, October 9, 2025, 6 p.m., Parks/Rec Community Building - Parlor Room, 107 White Road
- **Car Seat Check:** Tuesday, October 14, 2025; 2 pm -5 pm; Stokes Partnership for Children, 151 Jefferson Church Rd, King, NC 27021
- **Oktoberfest:** Saturday, October 18, 2025; Event 4 p.m. – 8 p.m.; *Route Description:* Dalton Road from Pulliam Street to Maple Street, South Main Street from Felts Drive to King Street (Old Hwy 52) (Event 2 pm - 9 pm)
- **King Planning Board, Regular Meeting:** Monday, October 27, 2025, 6 p.m. at City Hall Council Chambers, 229 S. Main Street
- **Downtown Safe Trick or Treating:** Friday, October 31, 2025, Event 6 p.m. – 8:00 p.m., *Route Description:* Dalton Road from Pulliam Street to Maple Street, South Main Street from Felts Drive to King Street (Road Closure 5:30 pm-8 pm)
- **King City Council Regular Meeting:** Monday, November 3, 2025, 6 p.m., City Hall Council Chambers, 229 S. Main Street
- **Election Day:** Tuesday, November 4, 2025 (Polls open at 6:30 am and close at 7:30 pm)
- **City Offices Closed:** Tuesday, November 11, 2025, in observance of the Veterans Day Holiday
- **Fall Bazaar & Bake Sale:** Saturday, November 15, 2025, 8 am - 1 pm, King Senior Center, 107 White Rd., King

PUBLIC COMMENT

Notes on Public Comment: This agenda item is included to allow input to the City Council from any citizen who wishes to address the Council without requesting to be on the agenda. Those who wish to address City Council are required to provide their name, address, including city/county of residence and topic. Speakers shall be courteous in their language and presentation. Any disruption of the meeting, insults, personal attacks, accusations, profanity, vulgar language, inappropriate gestures, or other inappropriate behavior will not be tolerated. If this occurs, the person will be identified and asked to stop or leave. If the behavior continues and they refuse to leave, they will be removed from the Council meeting. A speaker will be allowed 3 minutes to speak. The number of speakers on a topic relating to future advertised public hearing matters may be limited at the Council's discretion. The Council reserves the right to request a designated spokesperson for a large group; the spokesperson will be allotted 6 minutes. The public session will be limited to 30 minutes. The Council will only listen and not respond but may decide to place a topic on a future agenda.

1. ADJUSTMENTS TO AGENDA

2. CONSENT AGENDA

Notes on Consent Agenda: The Consent Agenda is the first order of business. The items listed are believed to be non-controversial and are administrative in nature. There will be no separate discussion of the items unless a Councilman request or a citizen request and is granted permission to speak. The item(s) will then be removed from the Consent Agenda and considered individually. Otherwise, all items will be enacted by one motion.

A. Approval of Minutes

a. September 2, 2025

3. NEW EMPLOYEES

A. Introduction to the new employee:

a. Ryan Traynor - Firefighter

4. PUBLIC HEARING

A. Updating Chapter 12 – Environment, Article 2, Division 2, Sec. 12-61-67. Ordinance 2025-10

B. Amendment to Chapter 26, Sec. 26-205 – Sidewalks/Multi-Purpose Trails Ordinance 2025-11

C. Amendment to Chapter 32. – Zoning; Art. I. – General, Sec. 32-8. – Definitions; Art. II. – Administration and Enforcement, Div. 1. – General, Sec. 32-47. – Enforcement of Chapter; Art. IV. – Uses by Zoning District, Sec. 32-198. – Commercial. Ordinance 2025-12

5. ACTION ITEMS

A. Appointment to Community Appearance Commission

B. Appointment to the Economic Development Committee

C. Consideration of Budget Amendment 2025-06.02

6. DEPARTMENTAL REPORTS

A. Departmental Report Attachment Sheets

B. Debt Set-Off Report

C. Budget vs Actual Report

D. Fire Department August Activity Report

E. Planning and Inspections Department Report

F. Police Departmental Report

G. Senior Center Report

H. Tap Fee Report

I. Forsyth County Tax Report

J. Stokes County Tax Report

K. Utility Billing Report

ITEMS OF GENERAL CONCERN

CLOSED SESSION

ADJOURNMENT



CITY OF KING CITY COUNCIL

MEETING DATE:

October 6, 2025

PART A

Subject:	Approval of Minutes	
Action Requested:	Unless there are any corrections to be made, I recommend the adoption of the attached minutes as presented.	
Attachments:	A draft copy of the minutes from the a. September 2, 2025, Regular Meeting	
<i>Nicole Branshaw</i> Nicole Branshaw, City Clerk		This abstract requires review by:
		City Manager

PART B

Introduction and Background:
Discussion and Analysis:
Budgetary Impact:
Recommendation:
Adoption of September 2, 2025, minutes as presented.



MINUTES

The King City Council convened for its regular meeting at the King City Hall, Council Chambers, 229 S. Main St, King, on Tuesday, September 2, 2025, at 6:00 pm. The purpose of the meeting was to discuss and make decisions on various city matters. Present at the meeting were Councilman Tyler Bowles, Mayor Pro Tem Jane Cole, Mayor Rick McCraw, Councilwoman Terri Fowler, Councilman Michael Lane, City Manager Scott Barrow, City Clerk Nicole Branshaw, Director of Finance and Personnel Susan O'Brien, Fire Chief Steven Roberson, Fire Fighter Brandin Queen, Police Chief Jordan Boyette, Police Officer W. Tuttle, , Senior Center Director Paula Hall, Water Plant Superintendent Mark Danley, Supervisor of Public Works Ricky Lewis, Superintendent of Public Utilities Chuck Moser, Interim Planning/Zoning Officer Todd Cox (via speaker phone), Intern City Planner Emerson Wright, City Attorney Brad Friesen, and Chaplain Rick Hughes.

MEETING CALLED TO ORDER

The meeting was called to order at 6:00 PM on Tuesday, September 2, 2025. Mayor McCraw began the meeting by asking for a moment of silence to honor Gina Callaway, who had worked for the city for almost 30 years, and AJ Cole, husband of Mayor Pro Tem Jane Cole, both of whom had recently passed away.

PLEDGE

The Pledge of Allegiance was recited with all remaining standing for the invocation given by Chaplain Paul Norman.

ANNOUNCEMENTS

Mayor McCraw thanked citizens for attending the meeting and those listening online. No adjustments were made to the announcements.

PUBLIC COMMENT

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

1. Mindy Alexandra, HFHSC; 124 Glen Oaks Dr., King, addressed the Mayor and Council, inviting members to attend the King Chamber of Commerce "Business Before Hours" event at the ReStore the following morning at 7:30 AM. She also asked Council to attend a Habitat for Humanity homebuyer dedication at 145 Redwood Bend Road on October 7th at 6:00 PM.
2. Sam Jones, Principal at West Stokes High School, thanked the city for its partnership with the school, particularly acknowledging the support of the police and fire departments in recent weeks.
3. Justin Fraser, Vice President of Operations for King Little League, expressed concern about lighting issues on Field 3 at the recreation complex. He explained that they had discovered problems with the lights and were working with city staff to determine repair costs. Fraser noted that having only two usable fields with lights would significantly impact their fall season schedule, which includes approximately 30 weekday games. Mayor McCraw assured him they would work with the city manager to find a solution.

.4. Steven Wozlonis, at 613 West Dalton Road, has described ongoing water drainage issues on his property since 2010, explaining that runoff from the baseball field has caused damage to his driveway and resulted in basement flooding. Mayor McCraw indicated that city staff would examine the situation.

There being no one else to give written or verbal requests wishing to speak. Mayor McCraw closed the meeting's public comment portion at 6:13 p.m. ****SEE DOCUMENT #1****

1. ADJUSTMENTS TO AGENDA

Mayor Pro Tem Cole requested adjustments to the agenda by adding three closed session items:

1. Under NC General Statute 143-318.11(A3) Closed Session for the Purpose of Attorney/Client Privilege.
2. Under NC General Statute 143-318.11(A4), Closed Session regarding matters related to business location or expansion.
3. Under NC General Statute 143-318.11 (A5) Closed Session to Establish or Instruct The Staff or Agent Concerning the Possible Negotiation of the Price or Lease Terms of a Contract Concerning the Acquisition of Real Property.

MOTION: Mayor Pro Tem Cole moved to approve these adjustments. Councilwoman Fowler seconded the motion, which was carried by a unanimous vote of 4-0.

No other adjustments were made.

2. CONSENT AGENDA

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

- A. Approval of Minutes
a. August 4, 2025

Mayor Pro Tem Cole recommended a correction to the minutes: *Corrected the minutes for the motion made at section 7D. Change to City Ordinance to allow Alcohol at Central Park.*

- B. Set Date for Employee Appreciation Meal
a. Friday, December 12, 2025

MOTION: Mayor Pro Tem Cole motioned to approve the consent agenda with corrections to the minutes as provided to Council. Councilwoman Fowler and Councilman Bowles simultaneously seconded the motion, which was carried by a unanimous vote of 4-0.

3. NEW EMPLOYEES

- A. Introduction to New Employee:

Two new employees were introduced to the Council:

- a. Wyatt Tuttle, Police Officer (sworn in August 7, 2025)
- b. Corey Kallam, Building Inspector (started September 2, 2025)

Mayor McCraw welcomed both employees to the city.

4. EMPLOYEE OF THE QUARTER

- A. Employee of the Quarter Presentation – Firefighter Brandin Queen

Mayor McCraw presented the Employee of the Quarter award to Firefighter Brandon Queen. The Mayor read a nomination letter from Captain Jason Fariss of C-Shift, which highlighted Queen's ability to troubleshoot mechanical issues, his positive attitude, and his willingness to take on additional tasks without complaint.

5. ITEMS FOR PRESENTATION

Proclamation – Constitution Week

Mayor McCraw presented Dr. Kathleen Fowler, a representative of the Daughters of the American Revolution, James Hunter Chapter, with a proclamation designating September 17-23, 2025, as Constitution Week in the City of King, commemorating the 238th anniversary of the framing of the United States Constitution.

6. PUBLIC HEARING

A. Public Hearing Proposing Text Amendments to Chapter 32, Article III, Section 32-163 and Section 32-164, Proposing Text Addition to Chapter 32, Article V, Division 1, Section 32-261

Mayor McCraw opened a public hearing at 6:23 PM regarding a proposed amendment by the Arden Group to Chapter 32 of the city code.

1. Steve Boo, 141 Westview Dr, King, a resident with degrees in environmental science and experience in urban planning, spoke against the amendment. He warned about increased demand on resources, potential stormwater issues, and traffic concerns, stating that increasing population density would create problems the city couldn't reverse.

2. Luke Dickey of Stimmel Associates, 601 N. Trade St., Winston-Salem, NC, representing the Arden Group, explained that the amendment would provide developers with another "tool in the toolbox." He detailed how the proposed mixed-use district would allow for more commercially oriented development with greater flexibility, while still maintaining standards for setbacks, open spaces, and pedestrian connectivity.

3. Randy Griffin, 301 Highland Circle, King, expressed concern about potential traffic impacts, referencing a figure of potentially 900 vehicles per day that might use certain streets if developments were approved under this new district. He proposed that any future developers be required to create direct access to main roads rather than routing traffic through residential areas.

4. Susan Warner, 134 Campbell Ridge Circle, King, brought up four points to the Mayor and Council that she requested be recorded in the minutes. 1) The Arden Group hired land planners to try to come up with a plan for King's first mixed-use district. Who will this plan benefit? The company that paid for it, the Arden group, or the City of King's? 2) Florida is a nice place to visit. But I do not want to live there. I'm glad that Todd Cox likes living there, but I don't think the cluster developments that he is so fond of will work here. I understand that we are growing and supposedly growth is a good thing, but it is possible to have too much of a good thing. 3) I have learned that 800 - 900 houses will soon be built. I forgot to ask how many apartment buildings are being built now. How many units are in the buildings? 4) Could we hire a planning director who lives in King or at least nearby and who has experience? (No offense, Emerson.)

There being no one else to give written or verbal requests wishing to speak. Mayor McCraw closed the public hearing comment portion at 7:00 p.m.

Emerson Wright, City Planner Intern, explained that we have an applicant, Arden Group, Inc., proposing a zoning text amendment that would add a new zoning use district, Mixed-Use (M-U), to the zoning ordinance in Sections 32-163, 164, and 32-261. We currently have a similar provision in Sec. 32-248 Planned Unit Development (PUD), which primarily 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 designated for business-type uses that would serve the residential uses (similar to King's Crossing).

The new proposed M-U district by Arden Group 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 the review and approval would be based on the requirements of Sec. 32-164 (CZ rezoning requirements) and the newly adopted requirements of Sec. 32-261. This request comes to the city as a way to broaden the existing PUD in Sec. 32-248. This proposed amendment would allow the designer/developer the means to do a more conceptual site plan with a few fewer restrictions on it than the PUD and to expand the commercial percentage of the site from 20% in a PUD to a minimum of 37% in the proposed M-U district, with a maximum of 63% residential.

Pro's

- It would aid developers to have another tool besides the PUD to develop a tract of land that isn't geared primarily towards residential development.
- The proposed amendment does give us a nice mixture of mixed development, which eventually will come to King.
- The need for an updated comp plan to see conditional zoning for approval, as opposed to a SUP/quasi-judicial process. This makes the process much easier.

Con's

- Staff does not see a big push to use this district in the near future.
- Some of the language in the proposed amendment is not as clearly defined as what we have in our existing PUD and other use districts, which could lead to various legal issues.
- The proposed amendment is set up as if or where the M-U district would.

Staff and the chairman of the planning board have worked with the applicant's land planners to develop a revised version of the applicant's initial proposal. As a group, they collectively defined many of the items that the planning board and City Attorney had identified as potential issues. To review a few of the major problems:

- Setbacks not defined.
- Commercial and residential use percentages are not defined.
- Height restrictions are not clear.
- The traffic memorandum.

Staff recommended that the council review the revised ordinance amendment to determine if it's a tool that the city is ready to incorporate into its city ordinance. Additionally, it needs to align with our comprehensive plan, which hasn't been updated yet. If approved, staff does not foresee any potential users of the district in the near future. However, they may encounter some issues with the new district's implementation, as we still need to update our city's comprehensive plan. Staff stated it does have some good merits, but we may want to hold on to it until we can update our comp plan and define where this district may be used.

Mayor Pro Tem Cole stated that she would not support the amendment, noting that the city needed an updated comprehensive plan, a traffic study, and a stormwater plan before making such significant zoning changes.

Councilman Lane acknowledged there were aspects of the proposal he liked, but agreed the timing wasn't right. He emphasized that Council members are residents too, who experience the same traffic issues. He suggested this was an opportunity to "press pause" on development until the city had better planning documents in place.

Councilwoman Fowler concurred that the city wasn't ready for this tool and needed to prioritize updating the comprehensive plan.

Mayor McCraw expressed concerns about the use of vague language that could lead to legal issues. He agreed that the comprehensive plan should be updated first to determine where a mixed-use district would be most effective.

Milt Rhoads of Arden Group addressed the Council, explaining they had approached the amendment in a spirit of collaboration. He emphasized that the 40-year-old zoning code needed updating and that their proposal included provisions for traffic impact analysis. He noted they weren't considering any specific property for development at that time.

MOTION: Mayor Pro Tem Cole motioned to deny Ordinance 2025-04, the proposed zoning text amendment change that would add a new zoning use district, Mixed-Use (M-U), to the zoning ordinance in Sections 32-163, 164, and 32-261. Councilman Bowles seconded the motion, which was carried by a unanimous vote of 4-0. ****SEE DOCUMENT #2****

7. Information Items

A. Purchase of Property

Mayor McCraw announced that the city had purchased the property at 205 South Main Street. This 0.202-acre tract is now recorded in Plat Book 23 at Page 182 of the Stokes County Registry. The acquisition was funded by the Office of State Budget and Management (OSBM) Grant approved by the Appropriation Committee. Mayor McCraw noted no decisions had been made yet regarding the property's future use. ****SEE DOCUMENT #3****

8. (SEQUENCE OF NUMBERING - 8 WAS MISSING FROM AGENDA)

9. Action Items

A. Appointments to the Planning Board

The planning board recently lost one city regular member (Marsha Poston) due to moving out of the city limits. We also lost alternate member Kim Saucier, and as a result, we now have only two city regular members: Chairman Jeff Walker and Vice-Chairman David Hudson, and one city alternate member, Kyle Hall. Staff advertised/posted for planning board members, including both regular and alternate members for the board as recommended by council last month, by posting to social media, our digital sign, City of King Website, bulletin board at City Hall, word of mouth, and the Stokes News. We received five applications which were forwarded to the council for selection. Intern City Planner Emerson Wright verified that all applicants lived within the city limits. We need one city regular board member seated and at least two city alternate members to serve on the board. We currently have our ETJ board positions filled.

Staff recommended seating one city regular board member and at least two city alternate members to serve on the board.

Current regular members (city)

Jeff Walker, Chairman
David Hudson, Vice-Chairman
Vacant seat

Current alternates (city)

Kyle Hall
Vacant
Vacant

Current regular member (ETJ)*

Jerry Messick*
Joe Ramsey*

Current alternate members (ETJ)*

Darrin Koone*
Von Robertson*

*** Appointed by the County**

MOTION: Mayor Pro Tem Jane Cole recommended Peter Mosco for the regular member position, citing his extensive experience working with planning in his previous community. Councilwoman Fowler seconded the motion, which was carried by a unanimous vote of 4-0.

MOTION: For the alternate positions, Councilwoman Fowler moved to approve Jerry Snead for one of the positions. Mayor Pro Tem Jane Cole seconded the motion, which was carried by a unanimous vote of 4-0.

MOTION: For the second alternate position, Councilman Lane moved to table the appointment to seek additional applicants. Mayor Pro Tem Cole seconded the motion, which was carried by a unanimous vote of 4-0.

B. Consideration of Budget Amendment 2025-06.01

Finance Director O'Brien presented Budget Amendment 2025-06.01, which added \$270,567 to the police department for new radios and a replacement vehicle, and \$92,791 to the fire department for new radios and the rollover of unexpended funds from the prior year for the completion of the storage building. O'Brien explained that the radios and vehicle costs are offset by installment purchase financing, approved at the August meeting, in the amount of \$336,166. Additionally, the FD storage building's unspent funds will be deducted from the Fund Balance in the amount of \$27,192.

MOTION: Councilwoman Fowler motioned to approve Budget Amendment 2025-06.01. Councilman Lane seconded the motion, which was carried by a unanimous vote of 4-0. ****SEE DOCUMENT #4****

C. Updating Chapter 12 – Environment & Chapter 26, Sec. 26-205 – Sidewalks/Multi-Purpose Trails

City Planner Intern Emerson Wright presented two items needing updates:

1) Chapter 12 regarding nuisance and junk vehicles, which hadn't been updated since 1998. 2) Sidewalk requirements in Chapter 26.

City Attorney explained that Chapter 12 needed updating to reflect significant changes in state law regarding the removal of abandoned vehicles from private property, including proper procedures and hearings.

Councilman Lane explained the proposed sidewalk policy update would require new residential developments to install sidewalks on both sides of streets rather than just one side. He noted this would improve walkability and safety at no upfront cost to the city.

Council members discussed concerns about underground utilities but noted that new developments require underground utilities anyway, and the sidewalks could be positioned to avoid conflicts.

MOTION: Councilwoman Fowler motioned to approve moving forward with bringing back proposed text amendment ordinance changes for both chapters, Chapter 12 – Environment and Chapter 26, Section 26-205 Sidewalks/Multi-Purpose Trails. Councilman Lane seconded the motion, which was carried by a unanimous vote of 4-0. The council, in consensus, also scheduled a public hearing on these changes for its next meeting, scheduled for October 6, 2025.

D. Revision of Ordinance 2024-03 to 2025-08

Emerson Wright explained that an annexation ordinance approved on June 3, 2024, had been recorded with an incorrect ordinance number and date. Resolution 2025-10 would correct these errors and authorize proper recording with the Register of Deeds. The Council needs to approve Resolution 2025-10, which will change the ordinance number from 2024-03 to 2025-08 and then re-record the new ordinance/metes & bounds, along with the annexation map, per NCGS 160A-29. This process is not amending the document it is just assigning new resolutions and ordinance numbers for record purposes.

MOTION: Councilwoman Fowler motioned to approve Resolution 2025-10 and Ordinance 2025-08. Mayor Pro Tem Cole seconded the motion, which was carried by a unanimous vote of 4-0. ****SEE DOCUMENT #5****

10. DEPARTMENTAL REPORTS

The Council acknowledged receipt of all departmental reports with no specific discussion.

MOTION: Motion to acknowledge receipt of the departmental reports: Moved by Councilwoman Fowler, Councilman Lane seconded. Motion carried unanimously 4-0.

ITEMS OF GENERAL CONCERN

Councilman Bowles expressed his condolences regarding Gina Callaway and commended Mayor Pro Tem Cole for her strength during this difficult time.

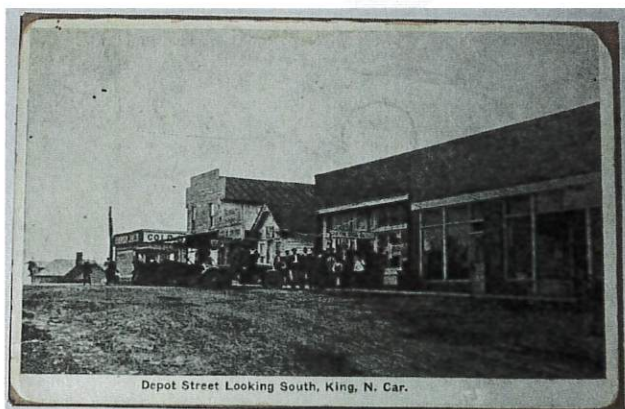
Councilman Lane reflected on the funerals of Gina Callaway and AJ Cole, noting how they highlighted the importance of family and life beyond work. He also urged the Council to prioritize updating the comprehensive plan, suggesting a budget amendment if necessary.

Mayor Pro Tem Cole thanked everyone for their support during her time of loss and expressed appreciation to city employees.

Councilwoman Fowler remarked on Gina Callaway's impact on city employees and thanked staff for stepping up to handle her duties.

Mayor McCraw recognized Paula's work at the Senior Center, noting upcoming events including National Senior Center Month, National Fall Prevention Awareness Week, and the 18th anniversary of the senior center on September 23rd.

Councilman Lane presented historic postcards of downtown King from the 1920s, donated by Peggy Slate for the city's historical records.



Depot Street Looking South, King, N. Car.



Main Street Looking East, Showing State High School in the Distance, KING, N. Car.

CLOSED SESSION

Councilman Lane moved to adjourn to closed session at 7:48 pm for the purpose of Attorney/Client Privilege per NC General Statute 143-318.11 (A) (3), Under NC General Statute 143-318.11(A4), Closed Session regarding matters related to business location or expansion, and for the purpose of establishing or instructing the Staff or Agent Concerning the Possible Negotiation of the Price or Lease Terms of a Contract Concerning the Acquisition of Real Property per N.C. General Statute 143-318.11. (a) (5). Councilwoman Fowler seconded the motion, which was carried by a unanimous vote of 4-0.

Mayor McCraw reconvened the meeting at 9:07 pm and stated that no action had been taken during the closed session.

The Council then discussed repairs needed for the ball field lights at Recreation Acres Field #3. City Engineer Ben Marion explained that three of the four lights were not working, likely due to damaged underground wiring that dated back to the late 1970s. A contractor had provided an estimate of approximately \$12,100 for repairs.

Council members discussed the possibility of the King Little League contributing \$5,000 toward repairs. They also considered filing an insurance claim if a storm caused the damage, following a discussion about ensuring a long-term solution with proper conduit installation.

MOTION: Councilwoman Fowler motioned for approval to proceed with the repairs, with King Little League sharing in the cost. Councilman Lane seconded the motion, which was carried by a unanimous vote of 4-0.

ADJOURNMENT

MOTION: Councilwoman Fowler motioned to adjourn the meeting at 9:25 pm. Councilman Lane seconded the motion, which was carried by a unanimous vote of 4-0.

*** Clerk's Note: See Document 1-5 for supporting documents. ***

Approved by:

{Seal}

Richard E. McCraw, Mayor

Attest:

Nicole Branshaw, City Clerk



Date: Sept 2, 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

NAME	ORGANIZATION (If Any)	ADDRESS	PHONE	SUBJECT	City Resident?
1. <u>Randy GRIFFIN</u>		<u>301 HAZEL AVE</u>	<u>914-1389</u>	<u>ARJON GROUP</u>	☒ yes ☐ no
2. <u>Steven Bone</u>		<u>144 Waverly Dr</u>		<u>Arda Guy</u>	☐ yes ☐ no
<u>Mindi Alexandra Hulse</u>		<u>124 Glen Oaks Dr.</u>	<u>391-3477</u>	<u>Dedication</u>	☐ yes ☐ no
<u>Susan Warner</u>		<u>134 Campbell Ridge Circle</u>	<u>480-7861</u>		☒ yes ☐ no
<u>Sam Jones</u>		<u>1676 Cedar Forge Road, Pineville NC</u>	<u>(336) 970-1370</u>	<u>To say Thanks</u>	☐ yes ☐ no
<u>Tustin Frazier - King Little League</u>		<u>24609 King NC</u>	<u>336-300-6960</u>	<u>King Ric lights</u>	☐ yes ☐ no
7. <u>Steven Wozlonis</u>		<u>613 West Dalton Rd</u>			☐ yes ☐ no
8.					☐ yes ☐ no
9.					☐ yes ☐ no
10.					☐ yes ☐ no
11.					☐ yes ☐ no
12.					☐ yes ☐ no
13.					☐ yes ☐ no

Section 2, Item # A.

BOARD: City Council

DATE: 9/02/25

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.



Date: Sept 2, 2025

PUBLIC HEARING SIGN-UP SHEET

PUBLIC HEARING

TEXT AMENDMENT CHANGE: 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.

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

PLEASE PRINT ALL INFORMATION

NAME	ORGANIZATION (If Any)	ADDRESS	PHONE	PRO/CON	City Resident?
Bele		1411 Western Drive		CON	☒ yes ☐ no
WKE DICKEN	STIMMEL ASSOC. AGENTS FOR PETITION	601 N. TRADE ST. SUITE 202		PRO	☐ yes ☒ no
ANDY GRIFFIN		301 HIGHLAND CIRCLE	914-1389	CON	☐ yes ☐ no
STEVEN WOLFORD		613 West Dutton Road	(336) 983-8104		☒ yes ☐ no
Susan Warner		134 Campbell Ridge Circle	(336) 480-7861		☒ yes ☐ no

Section 2, Item # A.

BOARD: City Council
DATE: 9/2/2025
DOCUMENT #: 2 PAGES: 1

CITY OF KING
BUDGET AMENDMENT 2025-06.01

BOARD: City Council
DATE: 9/2/2025
DOCUMENT #: 4 PAGES: 1

Be it hereby ordained by the City Council of the City of King that the following amendment be made to the Budget Ordinance adopted on the 4th day of June 2025, as follows:

Section 1. To amend the General Fund, the expenditures are to be changed as follows:

<u>General Fund Expenditures</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
Police		270,567	3,832,102
Fire		92,791	3,340,535
Total	0	363,358	

This will result in an increase in the expenditures of the General Fund. The above changes in expenditures will require no adjustment to revenues.

<u>General Fund Revenues</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
GF Revenues		336,166	11,754,430
GF Fund Balance Appropriated		27,192	27,192
Total	0	363,358	

Section 3. Copies of the budget amendment shall be furnished by the City Clerk to the City Council to the Mayor, Budget Officer and Finance Director for their directions.

Adopted this the 2nd day of September, 2025.

Attest: Nicole Branshaw
Nicole Branshaw, City Clerk

Richard E. McCraw
Richard E. McCraw, Mayor



BOARD: City Council
DATE: 9/2/2025
DOCUMENT #: 5 PAGES: 3



FILED Sep 05, 2025 11:52 am
BOOK 00792
PAGE 2221 THRU 2221 STOKES COUNTY, NC
INST # 04394 BRANDON S. HOOKER
EXCISE TAX (None) REGISTER OF DEEDS

CITY OF KING
ORDINANCE NO. 2025-08
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
CITY OF KING, NORTH CAROLINA

WHEREAS, the City Council of the City of King has been petitioned under G.S. 160A-31, as amended, to annex the areas described herein: and

WHEREAS, the City Council of the City of King has by resolution directed the City Clerk to investigate the sufficiency of said petition(s); and

WHEREAS, the City Clerk has certified the sufficiency of said petition(s), and a public hearing on the question of this annexation(s) was held at the City Hall, 229 South Main Street, King, North Carolina, at six o'clock p.m. on the 3rd day of June 2024; and

WHEREAS, the City Council of the City of King does hereby find as a fact that said petition(s) meets the requirements of G.S. 160A-31, as amended;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of King, North Carolina:

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the following described properties are hereby annexed and made part of the City of King as of the 3rd day of June 2024.

(SEE ATTACHED BOUNDARY DESCRIPTIONS)
(Tract Located on Goff Road owned by Bennie F. Sullivan and wife, Dorothy L. Sullivan)

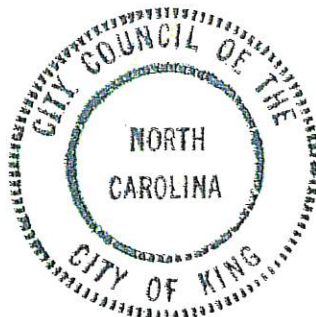
Section 2. Upon and after the 3rd day of June 2024, the described territories and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of King and shall be entitled to the same privileges and benefits as other parts of the City of King. Said territories shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of King shall cause to be recorded in the office of the Register of Deeds of Stokes County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, hereof, together with a duly certified copy of the Ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 160A-288.1.

Adopted this the 3rd day of June 2024.

ATTEST:


Nicole Branshaw, City Clerk




Richard E. McCraw, Mayor



City of King

Resolution 2025-10

FILED Sep 05, 2025 11:53 am

BOOK 00792

PAGE 2222 THRU 2223

INST # 04395

EXCISE TAX (None)

STOKES COUNTY, NC
BRANDON S. HOOKER
REGISTER OF DEEDS

**Resolution Assigning a New Ordinance Number for Previously Adopted
Ordinance to Extend the Corporate Limits of the City of King, North Carolina,
Dated June 3, 2024, and Originally Numbered 2024-03
(The Sullivan Voluntary Annexation Request of June 3, 2024)**

Whereas, on June 3, 2024, the City Council duly adopted and enacted An Ordinance to Extend the Corporate Limits of the City of King, North Carolina, annexing a tract located on Goff Road owned by Bennie F. Sullivan and wife, Dorothy L. Sullivan (the "Sullivan Annexation Ordinance") a copy of which is attached to this Resolution as Exhibit A: and

Whereas, when adopted on June 3, 2024, the Sullivan Annexation Ordinance was incorrectly designated as Ordinance No. 2024-03;

Whereas, when the Sullivan Annexation Ordinance was adopted on June 3, 2024, a different Ordinance of the City of King previously had been designated as Ordinance No. 2024-03;

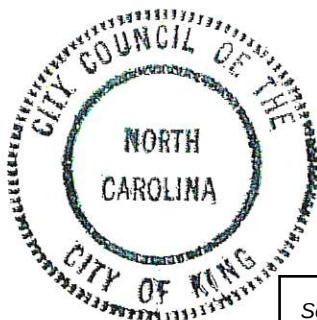
Whereas, the copy of the Sullivan Annexation Ordinance that was recorded on June 4, 2024, at Book 776, Page 405, Stokes County Registry, incorrectly states that the Sullivan Annexation Ordinance was adopted and effective as of *July* 3, 2024, instead of the correct date of *June* 3, 2024;

Whereas, to avoid confusion the City Council finds it prudent to designate the Sullivan Annexation Ordinance with a distinct ordinance number without altering or amending its text or effective date;

Now, therefore, be it resolved by the City Council of the City of King, North Carolina that:

Section 1. The ordinance number for the Sullivan Annexation Ordinance, which is attached to this Resolution as Exhibit A, and which was initially designated as Ordinance Number 2024-03, shall now be designated as Ordinance No. 2024-16. The Clerk of the City of King shall file a copy of this Resolution with the original Sullivan Annexation Ordinance. The Mayor shall execute an identical copy of the Sullivan Annexation Ordinance bearing Ordinance No. 2024-16, which the Clerk shall file with a copy of this Resolution. The Sullivan Annexation Ordinance bearing Ordinance No. 2024-16 shall be recorded and filed as set forth in G.S. 160A-29. The Clerk is authorized to record an affidavit of correction to correct the date from July 3, 2024, to June 3, 2024, on the copy of the Sullivan Annexation Ordinance recorded at Book 776, Page 405, Stokes County Registry.

{SEAL}



Richard E. McCraw, Mayor

ATTEST:

Nicole Branshaw, City Clerk

Surveyed Legal Description Tax Parcel PIN#

5993542234

Bennie F. Sullivan and wife, Dorothy L. Sullivan

Lying and being in Yadkin Township, STOKES County, North Carolina, and more particularly described as follows:

BEGINNING at a railroad spike in the middle of the intersection of Goff and Priddy Roads, and running thence with the center of Goff Road South $41^{\circ}21'03''$ East 377.32 feet to a railroad spike; thence North $14^{\circ}29'56''$ East 36.25 feet to an iron pipe in the eastern right of way line of Goff Road; thence continuing North $14^{\circ}29'56''$ East 145.02 feet to an iron stake; thence North $06^{\circ}06'34''$ East 170.47 feet to an iron stake; thence North $34^{\circ}15'46''$ East 103.76 feet to an iron stake, thence North $86^{\circ}45'00''$ West a distance of 296.35 feet to an iron stake, thence North $86^{\circ}45'00''$ West 30.65 feet to a point in the middle of Priddy Road; thence with the center of Priddy Road South $15^{\circ}05'06''$ West 171.98 feet to a railroad spike in the middle of the intersection of Goff and Priddy Roads, the point and place of BEGINNING. Containing 2.144 acres, more or less, according to a survey prepared by James R. Burrow, R.L.S. designated Job No. 2088-Drawing No. C-582.

Property address: 528 Goff Road, King, NC 27021



CITY OF KING CITY COUNCIL

MEETING DATE:
OCTOBER 6, 2025

PART A

Subject:	Introduction to the new employee: a. Ryan Traynor - Firefighter	
Action Requested:	n/a	
Attachments:	n/a	
Nicole Branshaw Nicole Branshaw, City Clerk	This abstract requires review by:	
	City Manager	City Attorney

PART B

Introduction and Background:
The City Council has directed that all newly hired employees be introduced at their meetings.
Discussion and Analysis:
None
Budgetary Impact:
n/a
Recommendation:
n/a



CITY OF KING CITY COUNCIL

MEETING DATE:

October 6, 2025

PART A

Subject:	UPDATING CHAPTER 12 – ENVIRONMENT, ARTICLE 2, DIVISION 2, SEC. 12-61-67.
Action Requested:	Review and act on the proposed amendments to Chapter 12 – Environment.
Attachments:	• Proposed Amendments • Ordinance No. 2025-10 • Public Notice

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

PART B**Introduction and Background:**

In using this chapter to enforce our nuisance & junked vehicle laws in Chapter 12, our attorney has pointed out that this chapter hasn't been updated since 1998. The state laws have undergone significant changes since then, and we need to update our ordinance to reflect these changes, enabling staff to enforce them correctly.

Discussion and Analysis:

Our attorney has prepared the proposed revisions to this chapter for your review.

Budgetary Impact:

Cost to add to Municode and advertise.

Recommendation:

Staff recommends that the council adopt the attorney's proposed amendments to Chapter 12 as described in – **Ord. 2025-10**.

DIVISION 2.- JUNKED ~~AND ABANDONED~~ VEHICLES,
VEHICLES WHICH ARE SAFETY HAZARDS, AND
VEHICLES WHICH ARE AESTHETIC NUISANCES¹

Sec. 12-61.- Definitions.

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

Abandoned motor vehicle means a vehicle that:

- (1) Has been left upon a public street or highway in violation of a law or ordinance that regulates or prohibits parking; or
- (2) Is left on private property without the consent of the owner, occupant, or lessee thereof for longer than two hours; or
- (2) Is left on property owned or operated by the city longer than 24 hours; or
- (3) Is left on any public street or highway for longer than seven days or on U.S. Highway 52 within the corporate limits of the city for longer than 48 hours; or
- (4) Is determined by law enforcement to be a hazard to the motoring public.

~~Junked motor vehicle means A-an abandoned motor vehicle that also does not display a current license plate and that is partially dismantled or wrecked, cannot be self-propelled or moved in a manner in which it originally was intended to move or is more than five years old and appears to be worth less than \$100.00.~~

- (1) Is partially dismantled or wrecked; or
- (2) Cannot be self-propelled or moved in the manner in which it was originally intended to move; or
- (3) Is more than five years old and worth less than \$500.00; or
- (4) Does not display a current license plate.

Motor vehicle and vehicle mean all machines designed or intended to travel over land or water by self-propulsion or while attached to any self-propelled vehicle.

Private tower means an individual or company engaged in the business of towing and storing motor vehicles that tows vehicles, pursuant to an arrangement with the city, at the city's request or authorization.

(Ord. No. 5-97, § 2, 6-2-97)

Cross reference(s)—Definitions generally, § 1-2.

¹Cross reference(s)—Traffic and vehicles, ch. 28.

State law reference(s)—Authority to regulate junked, abandoned and wrecked vehicles, G.S. 160A-303, 160A-303.2.

New Section. Abandonment of motor vehicles prohibited.

- (a) *Abandonment prohibited.* It shall be unlawful for any person to abandon any motor vehicle defined under section 12-61 as an abandoned motor vehicle or as a junked motor vehicle.
- (b) *Duty to remove safety hazard vehicles.* It shall be unlawful for any person to leave or allow to remain on property under his control or management any motor vehicle which is a safety hazard vehicle as defined in section 12-63 after notice has been given that such motor vehicle will removed as set forth in section 12-63.
- (c) *Duty to aesthetic nuisance vehicles.* It shall be unlawful for any person to leave or allow to remain on property under his control or management any motor vehicle which is an aesthetic nuisance vehicle as defined in section 12-63 after notice has been given that such motor vehicle will removed as set forth in section 12-63.

Sec. 12-62.- Removal of junked or abandoned motor vehicles. ~~from public property,~~

Any junked ~~or abandoned motor vehicle in violation of this article on public property~~ may be moved to a storage garage ~~or storage area by or at the direction of the city manager or his designee, but no such vehicle shall be removed from private property without the written request of the owner, lessee, or occupant of the premises except as provided in section 12-63 with respect to aesthetic nuisance vehicles and safety hazard vehicles.~~

(Ord. No. 5-97, § 3, 6-2-97)

Sec. 12-63.- Removal ~~from private property~~ of aesthetic nuisance vehicles and safety hazard vehicles.²

(a) For purposes of this section, the following definitions apply:

(1) *Junked motor vehicle* means a vehicle that does not display a current license plate, and that:

- a. Is partially dismantled or wrecked;
- b. Cannot be self-propelled or moved in the manner in which it originally was intended to move;
or
- c. Is more than five years old and appears to be worth less than \$500.00.

(2) *Aesthetic nuisance vehicle* means a junked motor vehicle on public or private property that upon investigation by the city manager or the city manager's designee, it has been determined that the aesthetic benefits of removing the vehicle outweigh the burdens imposed on the private property owner. Such finding shall be in writing and shall be based on a balancing of the monetary loss of the apparent owner against the corresponding gain to the public by promoting or enhancing community, neighborhood or area appearance. The following, among other relevant factors, may be considered:

- a. Protection of property values;
- b. Promotion of tourism and other economic development opportunities;
- c. Indirect protection of public health and safety;

² G.S. 160A-303.2 and 160A-193

-
- d. Preservation of the character and integrity of the community; and
 - e. Promotion of the comfort, happiness and emotional stability of the area residents.
 - (3) Safety hazard vehicle means a motor vehicle left upon a street or highway or private property longer than 72 hours that has been declared a safety hazard by a code enforcement official without regard to whether the vehicle is abandoned or junked as defined in this section and:
 - a. Is a breeding ground or harbor for rats; or
 - b. Is a point of concentration or source of leaking of uncontained gasoline, oil or other flammable or explosive materials; or
 - c. Is positioned in a way that there is a danger it will fall or turn over; or
 - d. Is a source of danger for children because they might become entrapped in areas of confinement that cannot be opened from the inside.
 - (b) Except as set forth below, a safety hazard vehicle or aesthetic nuisance vehicle which is to be removed shall be towed only after notice to the registered owner or person entitled to possession of the vehicle. Additionally, in the case of a safety hazard vehicle or an aesthetic nuisance vehicle on private property, notice shall be provided to the owner, lessee, or occupant of the real property upon which the vehicle is located. If the names and mailing addresses of the registered owner or person entitled to the possession of the vehicle or the owner, lessee or occupant of the real property upon which the vehicle is located can be ascertained in the exercise of reasonable diligence, the notice shall be given by registered or certified mail, return receipt requested. The city shall retain a written record to show the name(s) and address(es) to which the notice was mailed, and the date mailed. If such names and addresses cannot be ascertained or if the vehicle to be removed is an abandoned motor vehicle, notice shall be given by affixing on the windshield or some other conspicuous place on the vehicle a notice indicating that the vehicle will be removed by the city on a specified date no sooner than 11 days after the notice is affixed. The notice shall state that the vehicle will be removed by the city on a specified date, no sooner than 11 days after the notice is affixed or mailed, unless the vehicle is removed, or the safety hazard or aesthetic nuisance is abated, by the owner or legal possessor before that time.
 - (c) With respect to vehicles on private property which have been declared to be a safety hazard vehicle or aesthetic nuisance vehicle to which notice is required to be given, if the registered owner or person entitled to possession does not remove the vehicle but chooses to appeal the determination that the vehicle is a health or safety hazard vehicle or aesthetic nuisance vehicle, such appeal shall be made within ten days of receipt of the pre-towing notice to the board of adjustment in writing. The board of adjustment shall fix a time for the hearing within 45 days of the appeal, providing written notice of the hearing to all parties, and further proceedings to remove the vehicle shall be stayed until the appeal is heard and decided.
 - (d) The requirement that notice be given prior to the removal of safety hazard vehicle may, as determined by the city manager or his designee, be omitted in those circumstances where the city manager finds that there is a special need for prompt action to eliminate traffic obstructions or to otherwise maintain and protect the public safety and welfare. Such findings shall, in all cases, be memorialized in writing. Circumstances justifying the removal of vehicles without prior notice include but are not limited to:
 - (1) Vehicles abandoned on the streets. For vehicles left on the public streets and highways, the city council hereby determines that immediate removal of such vehicles may be warranted when they are:
 - a. Obstructing traffic;
 - b. Parked in violation of an ordinance prohibiting or restricting parking;

c. Parked in a no stopping or standing zone;

d. Parked in loading zones; or

e. Parked in violation of temporary parking restrictions imposed under this Code.

(2) Other safety hazard vehicles. With respect to health or safety hazard vehicles left on city-owned property other than the streets and highways, and on private property, such vehicles may be removed without giving prior notice only in those circumstances where the city manager finds that there is a special need for prompt action to protect and maintain the public health, safety and welfare. By way of illustration and not of limitation, such circumstances include vehicles blocking or obstructing ingress or egress to businesses and residences, vehicles parked in such a location or manner as to pose a traffic hazard, and vehicles causing damage to public or private property.

~~If such junk vehicle is on private property, it shall not be removed from private property without the written request of the owner, lessee or occupant of the premises unless the city manager finds in writing that the aesthetic benefits of removing the junk vehicle outweigh the burdens imposed on the private property owner. Such findings shall be based on a balancing of the monetary loss of the apparent owner against the corresponding gain to the public by promoting or enhancing community, neighborhood or area appearance. The following may be considered by the city manager when determining whether a vehicle should be removed from the private property:~~

~~(1) —Protection of property value;~~

~~(2) —Promotion of tourism and other economic development opportunities;~~

~~(3) —Direct or indirect protection of public health and safety;~~

~~(4) —Preservation of the character and integrity of the community; and~~

~~(5) —Promotion of the comfort, happiness and emotional stability of area residents.~~

(Ord. No. 5-97, § 4, 6-2-97)

Sec. 12-64.- Indemnification of city.

The city manager may require any person requesting the removal of a ~~junked or abandoned~~ motor vehicle from private property to indemnify the city against any loss, expense or liability incurred because of the removal, storage or sale thereof.

(Ord. No. 5-97, § 5, 6-2-97)

Sec. 12-65.- Notice.

(a) ~~When~~ever a junk motor vehicle is towed as provided in this article, the ~~person authorizing the city manager shall~~towing shall immediately notify the last known registered owner of the vehicle of the following:

(1) A description of the vehicle;

(2) The place where the vehicle is stored;

(3) The violation with which the owner is charged, if any;

(4) The procedure the owner must follow to have the vehicle returned to him; and

(5) The procedure the owner must follow to request a probable cause hearing on the towing.

(Supp. 2)

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If the vehicle has a ~~state~~North Carolina registration plate or registration, notice shall be given to the owner within 24 hours. If the vehicle is not registered in this ~~S~~state, notice shall be given to the owner within 72 hours. This notice shall, if feasible, be given by telephone. Whether or not the owner is reached by telephone, notice shall be mailed to his last known address unless he or his agent waives this notice in writing.

- (b) Whenever a ~~junk-motor~~ vehicle with neither a valid registration plate nor registration is towed, the ~~city manager~~person authorizing the towing shall make reasonable efforts, including checking the vehicle identification number, to determine the last known registered owner of the vehicle and to notify him of the information listed in subsection (a) of this section. Unless the owner has otherwise been given notice, it is presumed that the ~~city manager~~person authorizing the towing has not made reasonable efforts, as required in this subsection, unless notice that the vehicle would be towed was posted on the windshield or some other conspicuous place at least seven days before the towing actually occurred;~~;-~~ ~~Nextcept, no~~ pre-towing notice need be given if the vehicle impeded the flow of traffic or otherwise jeopardized the public welfare so that immediate towing was necessary.

(Ord. No. 5-97, § 6, 6-2-97)

Sec. 12-66.- Towing.

The city manager shall, on behalf of the city, enter into a contract with ~~companies~~one or more private towers to tow ~~junked-motor~~ vehicles ~~in violation of this article at his direction~~. Such contract(s) shall provide that the ~~person-private tower who tows the vehicle~~ is responsible for collecting towing fees. The provisions of G.S. Ch. 20, Art. 7A shall apply.

(Ord. No. 5-97, § 7, 6-2-97)

Sec. 12-67.- Prohibited removal or disposal.

The city may not remove or dispose of any motor vehicle that is used on a regular basis for a business or personal use. Nothing in this article shall apply to any vehicle in an enclosed building or any vehicle on the premises of a business enterprise being operated in a lawful place and manner if the vehicle is necessary to the operation of the enterprise, or to any vehicle in an appropriate storage place or depository maintained in a lawful place and manner by the city.³

(Ord. No. 5-97, § 8, 6-2-97)

Secs. 12-68—12-100.- Reserved.

³ G.S. §§ 160A-303(g) and 303.2(b)



**CITY OF KING
ORDINANCE NO. 2025-10**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KING
BY AMENDING CHAPTER 12, ARTICLE II. – NUISANCES, DIVISION 2. JUNKED VEHICLES, SEC. 12- 61
THOUGH SEC. 12-67.**

WHEREAS, the City of King has the authority pursuant to Article 1 of Chapter 160D of the North Carolina General Statutes to adopt development regulations; and

WHEREAS, the City of King City Council may amend said regulations from time to time in the interest of the public health, safety, and welfare; and

WHEREAS, the King City Council initiated a recommendation to amend Chapters 12, Art. II. – Nuisances, Division 2. Junked Vehicles, Sec. 12-61 – 67 of the City of King Code of Ordinances per the attached exhibits; and

WHEREAS, the City of King’s city attorney has reviewed these sections of the ordinance and is proposing the text amendments attached as a recommendation for the city council to review for the purpose of keeping with the current laws of North Carolina and the City of King; and,

WHEREAS, the City Council of the City of King, after hearing all persons wishing to comment on the proposed text amendments, finds that the regulations, restraints, and prohibitions set forth in this ordinance are necessary and desirable to promote or enhance community, neighborhood, or area appearance, desires to amend the city’s code of ordinances accordingly.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of King, North Carolina:

Section 1. In accordance with N.C.G.S. 160D-Article VI, as amended, and King City Code, the city’s code of ordinances is hereby amended to add the following proposed amendments as submitted or amended during the public hearing.

Add – **See exhibit A**

Section 2. The Ordinance shall become effective upon its adoption and approval.

Adopted and approved this the 6th day of October 2025

Richard E. McCraw, Mayor

ATTEST:

Nicole Branshaw, City Clerk

Please publish in the Stokes News September 18, 2025, and September 25, 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 **October 6, 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 revision and/or addition to Chapter 12, Article II. – Nuisances, Division 2. – Junked Vehicles. Being listed as proposed Ordinance No. 2025-10.

Item 2: To review and approve or deny a proposed revision and/or addition to Chapter 26. – Subdivisions, Article VI. – Minimum Standards, Sec. 26-205. – Sidewalks/multipurpose trails. Being listed as proposed Ordinance No. 2025-11.

Item 3: To review and approve or deny a proposed revisions and/or additions to Chapter 32. – Zoning, Article I. – In General, Sec. 32-8. – Definitions; Article II. – Administration and Enforcement, Division 1. – General, Sec. 32-47; Article IV. – Uses by Zoning Districts, Sec. 32-198. – Commercial. Being listed as proposed Ordinance No. 2025-12.

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 **September 22, 2025**, and make a formal recommendation to the City Council on items 2 and 3.

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



CITY OF KING CITY COUNCIL

MEETING DATE:
OCTOBER 6, 2025

OCTOBER

Subject:	AMENDMENT TO CHAPTER 26, SEC. 26-205 – SIDEWALKS/MULTI-PURPOSE TRAILS
Action Requested:	Review and act on this proposed amendment to Chapter 26, Sec. 26-205 – Sidewalks/multi-purpose trails.
Attachments:	• Proposed amendment. • Proposed ordinance 2025-11. • Public notice.

Todd Cox, Int. Planning & Zoning Official	This abstract requires review by:	
	City Manager	City Attorney

PART B

Introduction and Background:

The city council has requested that staff and the planning board review our standards on sidewalks in our subdivision ordinance and see if we could change the wording to add sidewalks to both side of a subdivision street. Currently this section reads as below –

Sec. 26-205. - Sidewalks/multipurpose trails.

Sidewalks/multipurpose trails shall be required in all subdivisions, minor or major, when such tract being subdivided and developed would be adjacent to or abut the city's pedestrian and bicycle trails comprehensive plan layout. Tracts that lie outside of this area shall be reviewed on a case-by-case basis, but in no case shall any major subdivision be developed without sidewalks on at least one side of each public street. Sidewalks/multipurpose trails may be required on both sides, if deemed necessary by the planning board, to ensure safe pedestrian travel. All sidewalks/multipurpose trails shall meet or exceed the requirements of the city's construction standards manual and be so designed as to conform to the general layout and design as described in the pedestrian and bicycle trails comprehensive plan. See construction standards manual for the various options for sidewalk/multipurpose trail installations. The following types of sidewalks/multipurpose trails shall be allowed:

- (a) **Sidewalks.** A four-foot concrete sidewalk installed along and parallel to the street and located in the right-of-way. The sidewalk shall be installed along at least one side of every street within the subdivision. See construction standards for installation methods.
- (b) **Multipurpose trails.** In lieu of sidewalks a developer may install multipurpose trails. Trails must be six feet paved surfaces and installed within a minimum 20-foot easement. Trails must be able to connect, whether now or in the future, to the city's master plan of trails system. The

developer must install the equivalent linear feet of trails that would equal what would have been installed in sidewalks. Subdivisions that are developed adjacent to a proposed master plan trail may opt to install the trail in lieu of sidewalks with planning board approval. See construction standards for installation methods.

(c) Biking and pedestrian lanes. In areas outside the corporate limits and where sidewalks would not be feasible the developer may install, with planning board approval, biking and pedestrian lanes. Such lanes shall be an extension of the paved street an additional five feet and shall be installed on one side of each street within the subdivision. Lanes shall be stripped and stenciled to show that they are for this purpose only. See construction standards for installation methods.

Discussion and Analysis:

Our city attorney has looked at this and attached is his recommendations for the proposed amendment. We started adding sidewalks to one side (mandatory) back in the early 2000's as a way to introduce safe pedestrian travel within a subdivision and also to get the developers used to installing them. Council feels that it is time to move forward and add sidewalks to both side of any major subdivision and only to minor subdivisions (staff approved) if they are abutting an area where council has shown, by way of the comp plan, a proposed sidewalk. We are also making a statement regarding major subdivisions found in our E.T.J. and if the developer wants to provide sidewalks what should be done.

Budgetary Impact:

Cost to add to Municode and advertise.

Recommendation:

Staff recommends that the council adopt the attorney drafted proposed amendments to these sections of the ordinance.

Planning Board Recommendation – They voted unanimously to approve the proposed amendments.

Consistency statement – If voting in favor of the amendment, council will need to make a statement in their motion that the proposed amendment would be in keeping with the city's comp plan.



**CITY OF KING
ORDINANCE NO. 2025-11**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KING
BY AMENDING CHAPTER 26, SEC. 26-205. – SIDEWALKS/MULTIPURPOSE TRAIL.**

WHEREAS, the City of King has the authority pursuant to Article 1 of Chapter 160D of the North Carolina General Statutes to adopt development regulations; and

WHEREAS, the City of King City Council may amend said regulations from time to time in the interest of public health, safety, and welfare; and

WHEREAS, the King City Council initiated a recommendation to amend Chapters 26, Sec. 26-205, of the City of King Code of Ordinances per the attached exhibits; and

WHEREAS, the City of King Planning Board reviewed these text amendments at its September 22, 2025, public meeting and voted unanimously to recommend the request to the city council due to its potential safety and benefits to the development of the City of King; and,

WHEREAS, the City Council of the City of King, after holding a public hearing on October 6, 2025, finds that the proposed text amendments are consistent with the City of King Land Use Comp Plan; and,

WHEREAS, the City Council of the City of King, after hearing all persons wishing to comment on the proposed text amendments, desires to approve the request and amend the City's code of ordinances accordingly.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of King, North Carolina:

Section 1. In accordance with N.C.G.S. 160D-Article VI, as amended, and King City Code, the city's code of ordinances is hereby amended to add the following proposed amendments as submitted or amended during the public hearing.

Add – See exhibit A

Section 2. The Ordinance shall become effective upon its adoption and approval.

Adopted and approved this on the 6th day of October 2025.

Richard E. McCraw, Mayor

ATTEST:

Nicole Branshaw, City Clerk

Sec. 26-205. Sidewalks/multipurpose trails.

Sidewalks/multipurpose trails shall be required in all subdivisions, minor or major, when such tract being subdivided and developed would be adjacent to or abut the city's pedestrian and bicycle trails comprehensive plan layout. Tracts that lie outside of this area shall be reviewed on a case-by-case basis, but in no case shall any major subdivision be developed without sidewalks on at least one side of each public street. For major subdivisions the planning board or city council may require sidewalks/multipurpose trails may be required on both sides, if deemed necessary by the planning board, to ensure to promote or enable safe pedestrian travel.

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Sidewalks or multipurpose trails may be approved for subdivisions along streets or roads that are not maintained by the city, provided that perpetual maintenance for such sidewalks shall be provided through a legally established homeowners' or similar owners' association, deed restrictions, covenants, or other maintenance agreements, as approved by the city attorney, and the city shall not be responsible for maintenance of such sidewalks. All long-term maintenance agreements shall perpetually run with the land.

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All sidewalks/multipurpose trails shall meet or exceed the requirements of the city's construction standards manual and be so designed as to conform to the general layout and design as described in the pedestrian and bicycle trails comprehensive plan. See construction standards manual for the various options for sidewalk/multipurpose trail installations. The following types of sidewalks/multipurpose trails shall be allowed:

- (a) *Sidewalks.* A four-foot concrete sidewalk installed along and parallel to the street and located in the right-of-way. The sidewalk shall be installed along at least one side of every street within the subdivision. See construction standards for installation methods.
- (b) *Multipurpose trails.* In lieu of sidewalks a developer may install multipurpose trails. Trails must be six feet paved surfaces and installed within a minimum 20-foot easement. Trails must be able to connect, whether now or in the future, to the city's master plan of trails system. The developer must install the equivalent linear feet of trails that would equal what would have been installed in sidewalks. Subdivisions that are developed adjacent to a proposed master plan trail may opt to install the trail in lieu of sidewalks with planning board approval. See construction standards for installation methods.
- (c) *Biking and pedestrian lanes.* In areas outside the corporate limits and where sidewalks would not be feasible the developer may install, with planning board approval, biking and pedestrian lanes. Such lanes shall be an extension of the paved street an additional five feet and shall be installed on one side of each street within the subdivision. Lanes shall be stripped and stenciled to show that they are for this purpose only. See construction standards for installation methods.

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~~{Ord. of 12-5-05(2)}~~

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Please publish in the Stokes News September 18, 2025, and September 25, 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 **October 6, 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 revision and/or addition to Chapter 12, Article II. – Nuisances, Division 2. – Junked Vehicles. Being listed as proposed Ordinance No. 2025-10.

Item 2: To review and approve or deny a proposed revision and/or addition to Chapter 26. – Subdivisions, Article VI. – Minimum Standards, Sec. 26-205. – Sidewalks/multipurpose trails. Being listed as proposed Ordinance No. 2025-11.

Item 3: To review and approve or deny a proposed revisions and/or additions to Chapter 32. – Zoning, Article I. – In General, Sec. 32-8. – Definitions; Article II. – Administration and Enforcement, Division 1. – General, Sec. 32-47; Article IV. – Uses by Zoning Districts, Sec. 32-198. – Commercial. Being listed as proposed Ordinance No. 2025-12.

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 **September 22, 2025**, and make a formal recommendation to the City Council on items 2 and 3.

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



CITY OF KING CITY COUNCIL

MEETING DATE:
OCTOBER 6, 2025

PART A

Subject:	AMENDMENT TO CHAPTER 32. – ZONING; ART. I. – GENERAL, SEC. 32-8. – DEFINITIONS; ART. II. – ADMINISTRATION AND ENFORCEMENT, DIV. 1. – GENERAL, SEC. 32-47. – ENFORCEMENT OF CHAPTER; ART. IV. – USES BY ZONING DISTRICT, SEC. 32-198. – COMMERCIAL.
Action Requested:	Review and act on proposed amendment to Chapter 32, Sec. 32-8, 47, and 198.
Attachments:	• Proposed amendment. • Proposed ordinance 2025-12. • Public notice.

This abstract requires review by:

City Manager	City Attorney
Todd Cox, Int. Planning & Zoning Official	

PART B

Introduction and Background:

Recently I issued a warning citation to an electronic gaming business that had located at the Mountainview Shopping Center. We had received a complaint that they felt it was too close to the daycare in the front of the shopping center, which it was. Their attorney called our attorney and basically, we ended up dropping the citation due to the fact that our ordinance was unenforceable the way it was worded. So, the council decided to ask our attorney to review the ordinance and see what changes could be made to make it more sound. See attached.

Currently this section reads as below –

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

[illegible]

Our city attorney has looked at this and attached is his recommendations for the proposed amendment.

Cost to add to Municode and advertise.

Staff recommends that the council adopt the attorney drafted proposed amendments to these sections of the ordinance.

Consistency statement – If voting in favor of **Ord. 2025-12**, council will need to make a statement in their motion that the proposed amendment would be in keeping with the city's comp plan.



**CITY OF KING
ORDINANCE NO. 2025-12**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KING
BY AMENDING CHAPTER 32, SEC. 32-8, 47, 198 AND ADDING SEC. 32-261. – ELECTRONIC GAMING.**

WHEREAS, the City of King has the authority pursuant to Article 1 of Chapter 160D of the North Carolina General Statutes to adopt development regulations; and

WHEREAS, the City of King City Council may amend said regulations from time to time in the interest of public health, safety, and welfare; and

WHEREAS, the King City Council initiated a recommendation to amend Chapters 32, Art. I. – In General, Sec. 32-8; Art. II. – Administration and Enforcement, Div. 1, Sec. 32-47; Art. IV. – Uses by Zoning District, Sec. 32-198; Art. V. – Development Standards, Div. 1. – General, add Sec. 32-261. – Electronic Gaming of the City of King Code of Ordinances per the attached exhibits; and

WHEREAS, the City of King Planning Board reviewed these text amendments at its September 22, 2025, public meeting and voted _____ to recommend the request to the city council due to its potential safety and benefits to the development of the City of King; and,

WHEREAS, the City Council of the City of King, after holding a public hearing on October 6, 2025, finds that the proposed text amendments are consistent with the City of King Land Use Comp Plan; and,

WHEREAS, the City Council of the City of King, after hearing all persons wishing to comment on the proposed text amendments, desires to approve the request and amend the City's code of ordinances accordingly.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of King, North Carolina:

Section 1. In accordance with N.C.G.S. 160D-Article VI, as amended, and King City Code, the city's code of ordinances is hereby amended to add the following proposed amendments as submitted or amended during the public hearing.

Add – See exhibit A

Section 2. The Ordinance shall become effective upon its adoption and approval.

Adopted and approved this on the 6th day of October 2025.

Richard E. McCraw, Mayor

ATTEST:

Nicole Branshaw, City Clerk

Sec. 32-47. Enforcement of chapter.

- (a) ~~Reserved.~~ **Violations.** It is unlawful and a violation to establish, create, expand, alter, occupy, or maintain any use, land development activity or structure, including, but not limited to, signs and buildings, that violates or is inconsistent with any provision of this chapter or any order, approval or authorization issued pursuant to this chapter. Approvals and authorizations include, but are not limited to, special use permits, building permits, zoning permits, certificates of occupancy, variances, development plans, planting plans, site plans, sign plans and conditions of such permits, certificates, variances, and plans. It is also a violation to engage in any construction, land development activity or use without all approvals and authorizations required by this chapter.
- (b) Each day. Each day of a violation is a separate and distinct violation.
- (c) **Violators.** Violators include any person who owns, leases, occupies, manages, designs, or builds any structure or land development activity in violation of this chapter and any person who owns, leases, or occupies a use in violation of this chapter. A violation may be charged against more than one violator.
- (d) **Complaints.** When a violation of this chapter occurs, or is alleged to have occurred, any person may submit a written or verbal complaint. Such complaint shall state fully the cause and basis thereof and shall be filed with the Zoning Administrator, or his or her authorized agent. An investigation shall be made within ten days. Actions as provided in these regulations shall be taken. Pursuant to G.S. § 160D-403, City staff are authorized to enter any premises within the City's jurisdiction, including the extra territorial jurisdiction, at all reasonable hours for the purposes of enforcement action, upon presentation of proper credentials, provided the appropriate consent has been given for inspection of areas not opened to the public or that any appropriate inspection warrant has been secured.
- (e) **Notice.** When a violation is discovered and is not remedied through informal means, written notice of the violation shall be given. Pursuant to G.S. § 160D-404, the notice of violation shall be delivered to the holder of the development approval and to the landowner of the property involved, if the landowner is not the holder of the development approval, by personal delivery, electronic delivery, or first-class mail and may be provided by similar means to the occupant of the property or the person undertaking the work or activity. The notice of violation may be posted on the property. The zoning enforcement officer, the Zoning Administrator, or his or her designated Code Enforcement Officer providing the notice of violation shall certify to the City that the notice was provided, and the certificate shall be deemed conclusive in the absence of fraud.
- (1) The notice shall include the following:
- (a) A description of the violation and its location;
 - (b) The measures necessary to correct it;
 - (c) The possibility of civil penalties and judicial enforcement action;
 - (d) Notice of right to appeal; and
 - (e) The time period allowed, if any, to correct the violation, which time period may vary depending on the nature of the violation and knowledge of the violator.
- (2) The notice may assess a civil penalty of \$50.00 per day that the violation continues past the time period allowed, if any, to correct the violation.
- (3) This notice is an administrative determination subject to appeal as provided below.
- (f) **Appeal to the Board of Adjustment.** A violator who has received a notice of violation may appeal the determination that a violation has occurred to the Board of Adjustment by making a written request and

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paying the appropriate fee within 30 days of receipt of the notice of violation in accordance with Ch. 32-125. Citations for the same violative use or activity that follow the original notice of violation may not be appealed to the Board of Adjustment. The Board of Adjustment shall hear the appeal and may affirm, or reverse, wholly or partly, or may modify the determination of the violation. If there is no appeal, the determination of the Zoning Administrator is final.

(g) Failure to comply with notice or decision. If the violator does not comply with a notice of violation, which has not been appealed, or with a final decision of the Board of Adjustment, the violator shall be subject to civil enforcement action as prescribed by G.S. § 160A-175 and this chapter.

(b) Civil penalty procedure.

(1) **Offender.** An offender is any person or entity whom the zoning enforcement officer reasonably believes has violated any zoning ordinance. An offender may be the occupant, owner, lessee, or lessor, or any person or entity having beneficial use of the affected property, or any or all of the above.

(2) **Warning citation.** Prior to issuing a civil citation for violation of these zoning ordinances, except for violations of article VIII of these zoning ordinances relating to signs, the zoning enforcement officer shall issue and serve upon the offender a warning citation which shall provide the following information:

a. Nature of the violation(s);

b. The ordinance(s) violated;

c. A reasonable period of time within which the violation(s) shall be cured, which reasonable time shall be deemed to be 30 days from the date of service of the warning citation unless

1. There is risk to public safety or health, in which case the warning citation may require the violations to be cured immediately or,

2. A warning citation has been previously issued to the offender for the same offense within the previous three years, in which case the warning citation may require the violations to be cured within ten days;

d. If the violations are not cured within the prescribed time, that subsequent citation(s) shall be issued causing the offender to incur penalties in the amount of \$50.00 per day until the violations are cured; and

e. A time, place and date for a hearing to be held before the zoning enforcement officer, which is no more than 30 days from the date of the warning citation.

(3) **Warning citation hearing.** At the hearing noticed in the warning citation, the offender and any party in interest shall have the right to appear before the zoning enforcement officer and give evidence concerning the alleged violations. Rules of evidence applicable in courts of law and equity shall not apply. At the hearing, the zoning enforcement officer can rescind, modify, or take no action with respect to the warning citation. If no action is taken, or if the offender fails to attend the hearing, the warning citation shall remain in full force and effect and the violations cited therein must be cured within the time prescribed by the original warning citation.

(4) **Civil citation.** If the violations are not cured within the time prescribed by the warning citation, the zoning enforcement officer may issue a civil citation, which shall be served upon the offender requiring the offender to pay the sum of \$50.00 on or before the date that is 15 days after the date of service of the civil citation.

(5) **Subsequent civil citations.** Once a warning citation has been issued for an offender concerning a violation, there is no need to issue additional warning citations or to hold additional warning citation

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hearings with respect to that violation by the offender. Each day's continuing violation shall be a separate and distinct offense irrespective of whether an additional citation is issued to the offender. The citation shall state that each day of the continuing violation shall be a separate and distinct offense, and shall subject the offender to an additional civil penalty of \$50.00 per day.

(h6) ~~Failure to comply~~ **pay civil penalties.** If the offender-violator fails to pay the fine-civil penalty, if any, assessed in the civil citation by the notice of violation within 15 days from the date of service after it arises, the city may institute-initiate a civil action in the nature of debt to collect such civil penalty, and shall be entitled to collect the fine or fines upon which the suit is brought, interest at the legal rate, costs, and attorneys' fees.

(7) ~~Service.~~ Warning citations and civil citations shall be served upon the offenders by any manner allowed under Rule 4 of the North Carolina Rules of Civil Procedure. Additionally, if the identities or whereabouts of any offenders are unknown and cannot be ascertained by the zoning enforcement officer after due diligence or if the offenders refuse service, and the zoning enforcement officer makes an affidavit to that effect, then service of the warning citation or civil citation may be made by posting the citation in a conspicuous place on the affected property. With respect to the issuance of a warning citation, service must be perfected ten days prior to the hearing scheduled therein, unless:

a. The code enforcement officer deems that public health and safety are at risk, in which case service must be perfected 24 hours prior to the time of the hearing, or

b. The offender has within the previous three years been issued a warning citation for the same offense, in which case service must be perfected at least five days prior to the hearing scheduled therein.

(c) ~~Civil penalties for violation of article VIII.~~

(1) No warning citation shall be required for a violation of article VIII of the zoning ordinance. Upon a violation of article VIII, the zoning enforcement officer shall issue a civil citation to the offender.

(2) All violations of section 3 of article VIII shall subject the offender to a \$10.00 civil penalty. All other violations of article VIII shall subject the offender to a \$50.00 civil penalty.

(3) Each day's continuing violation shall be a separate and distinct offense.

(di) ~~Injunction and abatement~~ **Additional or Alternative Enforcement Remedies.**

(1) Any provision of this chapter may be enforced by an appropriate equitable remedy issuing from a court of competent jurisdiction. In such case, the general court of justice **General Court of Justice** shall have jurisdiction to issue such orders as may be appropriate, and it shall not be a defense to the application of the city for equitable relief that there is an adequate remedy at law.

(2) Any provision of this chapter or any other city ordinance that makes unlawful a condition existing upon or use made of real property may be enforced by injunction or order of abatement, by a general court of justice. When a violation of such a provision occurs the city may apply to the appropriate division of the general court of justice **General Court of Justice** for a mandatory or prohibitory injunction and order of abatement commanding the defendant to correct the unlawful condition upon or cease the unlawful use of the property. The action shall be governed in all respects by the laws and rules governing civil proceedings, including the Rules of Civil Procedure in general and Rule 65 in particular.

(3) In addition to an injunction, the city may seek and the court may enter an order of abatement as a part of the judgment in the cause. An order of abatement may direct that buildings or other structures on the property be closed, demolished or removed; that fixtures, furniture or other movable property be removed from buildings on the property; that grass and weeds be cut; that improvements or repairs be made; or that any other action be taken that is necessary to bring the property into compliance with this article.

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Commented [BF3]: What is Article VIII? And What is Section 3 of Article VIII? I guess this refers back to the Article and Section numbering in the original ordinance and not the codified ordinance?

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(4) If the defendant fails or refuses to comply with an injunction or with an order of abatement within the time allowed by the court, he may be cited for contempt, and the city may execute the order of abatement. The city shall have a lien on the property for the cost of executing an order of abatement in the nature of a mechanic's and materialman's lien. The defendant may secure cancellation of an order of abatement by paying all costs of the proceedings and posting a bond for compliance with the order. The bond shall be given with sureties approved by the clerk of superior court in an amount approved by the judge before whom the matter is heard and shall be conditioned on the defendant's full compliance with the terms of the order of abatement within a time fixed by the judge. Cancellation of an order of abatement shall not suspend or cancel an injunction.

~~(e) *Revocation of permit.* The city may at any time review any conditional zoning or special use permit for compliance with agreed upon terms and conditions of the original approved permit. If the term(s) and/or condition(s) are not being continuously met the city shall notify the owner(s) of said violation(s) and ask that the term(s) and/or condition(s) be brought into compliance per the permit issued. Failure to do so with in a set time shall cause the city to revoke the permit. If the permit is revoked it must be done after a hearing before the specific board that granted the original permit. A permit may be re-instated by the approving board when proof is shown that the term(s) and/or condition(s) are being met again. G.S. 160D-403(f).~~

~~(f) *Method of enforcement.* These zoning ordinances may be enforced by any one, all, or a combination of the remedies authorized and prescribed herein.~~

~~(Ord. No. 8-85, art. XVII, § 7, 9-23-85; Ord. No. 8-17-85, §§ 7.1, 7.4, 7.5, 12-5-94; Ord. of 6-13-00 §§ 7.1-7.5; Amend. of 5-7-01; Ord. No. 2024-01, 1-2-24)~~

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Sec. 32-8. Definitions.

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

Accessory use. A use that is subordinate to the principal building and located on the same lot as the principal building. Examples would be garages, storage sheds, swimming pools, etc.

Administrative decision. Decisions made in the implementation, administration, or enforcement of development regulations that involve the determination of facts and the application of objective standards set forth in this chapter or local government development regulations. These are sometimes referred to as ministerial decisions or administrative determinations.

Administrative hearing. A proceeding to gather facts needed to make an administrative decision.

Adult bookstore. Notwithstanding the definition of "adult bookstore" contained in G.S. 14-202.10(1), means a business establishment that: (i) receives a majority of its gross income during any calendar month from the sale of publications which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified anatomical areas, specified sexual activities or sexually oriented devices; (ii) has as one of its principal business purposes the sale or rental of publications which are distinguished or characterized by their emphasis on matters depicting, describing or relating to specified anatomical areas, specified sexual activities or sexually oriented devices. In addition to all other information available to the zoning officer in making a determination whether a particular use is an adult bookstore, any of the following shall be an indication that an establishment has as one of its principal business purposes the sale or rental of publications which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities, specified anatomical areas or sexually oriented devices:

- (1) Restricted access to the business establishment or portions of the business establishment by persons under 16 years of age.
- (2) Posted signs or notices outside or inside the business establishment indicating that the material offered for sale or rental might be offensive.
- (3) The building or portion of the building containing the business establishment does not have windows or has windows that are screened or otherwise obstructed or are situated in a manner that restricts visual access from outside the building to materials displayed within for sale or rental.
- (4) Having a preponderance of its publications distinguished or characterized by their emphasis on matter depicting, describing or relating to specified anatomical areas, specified sexual activities or sexually oriented devices.

As used in this definition, the term "publications" includes books, magazines, other periodicals, movies, videotapes and other products offered in photographic, electronic, magnetic, digital or other imaging medium.

Adult care center. Any establishment that provides supervision and care for adults on a regular basis for more than five persons unrelated to the operator for a period of less than 24 hours a day and which receives a payment, fee, or grant for any of the persons receiving care.

Adult establishment. Any structure or use of land which is an adult bookstore, an adult live entertainment business, an adult motion picture theatre, an adult mini-motion picture theatre or a massage business.

Adult live entertainment. Has the meaning set forth in G.S. 14-202.10(3).

Adult live entertainment business. Has the meaning set forth in G.S. 14-202.10(4).

Adult mini-motion picture theatre. Notwithstanding the definition of "adult mini-motion picture theatre" contained in G.S. 14-202.10(6), means an enclosed building with one or more viewing booths or partitioned areas designed to

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hold patrons for the presentation and viewing of motion pictures (film, videotape, laser disc, CD-ROM or other imaging media), where: (i) one of the principal business purposes is the presentation and viewing of motion pictures in the viewing booths that are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified anatomical areas, specified sexual activities or sexually oriented devices; or (ii) a substantial or significant portion of the stock of motion pictures available for viewing or that are actually viewed in the viewing booths are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified anatomical areas, specified sexual activities or sexually oriented devices. In addition to all other information available to the zoning officer in making a determination whether a particular use is an adult mini-motion picture theater, any of the following shall be an indication that the business establishment has as one of its principal business purposes the presentation and viewing in viewing booths of motion pictures which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities, specified anatomical areas or sexually oriented devices:

- (1) Restricted access to the business establishment or portions of the business establishment where viewing booths are located by persons under 16 years of age.
- (2) Posted signs or notices outside or inside the business establishment indicating that the material offered for presentation and viewing in the viewing booths might be offensive.
- (3) The portion of the building containing the viewing booths is screened or otherwise located or situated in a manner that restricts or limits complete visual access to the booths from the primary or principal clerk or cashier area.

Adult motion picture theatre. Has the same meaning as set forth in G.S. 14-202.10(5).

Apartment. One or more habitable rooms with kitchen and bathroom facilities exclusively for the use of and under the control of the occupants of those rooms. Control of the apartment may be by rental agreement or ownership.

Accessory apartment. A dwelling unit that is secondary to the principal single household dwelling unit in terms of gross floor area, intensity of use, and physical character, but which has kitchen and bath facilities separate from the principal dwelling and may have a separate entrance.

Apartment house/structure. Any building or part of a building in which there are three or more apartments, providing accommodation on a monthly or longer basis.

Applicant. The party applying for permits or other zoning approvals required by this chapter.

Billboard. Outdoor structure or display, pictorial or otherwise, either freestanding or attached to a building, which advertises or attracts attention to a business, commodity, service, or other activity conducted, sold or offered elsewhere than on the premises on which such structure or display is located.

Boardinghouse (including bed and breakfast facilities). A dwelling where the owner shares a common facility with boarders. Separate facilities such as bathrooms and kitchens shall not be allowed. Not more than five boarders may stay at the house at any one time.

Bona fide farm. Any property whether owned or leased that meets the requirements of G.S. 160D-903.

Buffer. A strip that includes but is not limited to landscaping of at least ten feet in width consisting of a compact evergreen hedge of at least six feet in height at maturity or other type of evergreen foliage or vegetative screening of at least eight feet in height or a decorative fence of at least eight feet in height. No building, part of a building, driveway or parking area shall occupy any part of the buffer. See section 32-256.

Building. Any structure having a roof supported by columns or walls used or intended to be used for the shelter or enclosure of persons, animals, equipment, machinery, or materials. The connection of two or more buildings by means of an open porch, breezeway, passageway, carport, or other such open structure, with or

without a roof, shall be deemed to make them one building. This term does not apply to camping trailers, motorized homes, pickup coaches, travel trailers or to self-contained travel trailers.

Building height. The vertical distance from the mean elevation of the finished grade along the front of a building to the highest point of a flat roof, or to the deck line of a mansard roof, or the mean height level between eaves and ridge for gable, hip, gambrel, and pitch roofs.

Building, principal. A building in which is conducted the principal use of the lot on which the building is situated.

Building setback line. A line establishing the minimum allowable distance between the main or front wall of any building, excluding the outermost three feet of any uncovered porches, steps, eaves, gutters and similar fixtures, and the street right-of-way line (or the assumed right-of-way line) when measured perpendicularly thereto.

Certificate of zoning compliance. A statement, signed by the zoning administrator, stating that the plans for a building, structure or use of land complies with this chapter.

Classic vehicle. Any vehicle between 20 years old and 40 years old.

Condominium. A dwelling unit owned as a single-family home within a multiple unit property together with an undivided portion of ownership in areas and facilities held in common with other property owners in the development. The purchaser has title to his or her interior space in the building and an undivided interest in parts of the interior, exterior, and other common elements. The common areas and structures may include underlying land, parking areas, recreation facilities, swimming pools and, club house, hallways, basements, heating units and elevators.

Comprehensive plan. The comprehensive plan, land-use plan, small area plans, neighborhood plans, transportation plan, capital improvement plan, and any other plans regarding land use and development that have been officially adopted by the governing board.

Conditional zoning. A legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment.

Craft shop/residential dwelling. A structure containing both a craft shop and residential dwelling including, but not limited to, a kitchen, bathroom, living room and bedroom. The commercial uses of the building shall not cover more than 50 percent of the total floor area of the structure.

Day care facility. Any child care arrangement where five or more children less than 13 years of age receive care away from their primary residence by persons other than their parents, grandparents, aunts, uncles, brothers, sisters, first cousins, guardian, or full-time custodians, or in the child's primary residence where other unrelated children are in care. Care must be provided on a regular basis at least once per week for more than four hours per day.

Development. Any of the following:

- (1) The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure;
- (2) The excavation, grading, filling, clearing, or alteration of land;
- (3) The subdivision of land as defined in G.S. 160D-802;
- (4) The initiation or substantial change in the use of land or the intensity of use of land.

Development approval. An administrative or quasi-judicial approval made pursuant to this chapter that is written and that is required prior to commencing development or undertaking a specific activity, project, or development proposal. Development approvals include, but are not limited to, zoning permits, site plan approvals, special use permits, variances, and certificates of appropriateness. The term also includes all other regulatory

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approvals required by regulations adopted pursuant to this chapter, including plat approvals, permits issued, development agreements, entered into, and building permits issued.

Development regulation. A unified development ordinance, zoning regulations, subdivision regulation, erosion and sedimentation control regulation, floodplain or flood damage prevention regulation, stormwater control regulation, wireless telecommunication facility regulation, historic preservation or landmark regulation, housing code, state building code enforcement, or any other regulation adopted pursuant to this chapter, or local act or charter that regulates land use or development.

Decision-making board. A governing board, planning board, board of adjustment, historic district board, or other board assigned to make quasi-judicial decisions under this chapter.

Determination. A written, final, and binding order, requirement, or determination regarding an administrative decision.

Developer. A person, including a governmental agency or redevelopment authority, who undertakes any development and who is the landowner of the property to be developed or who has been authorized by the landowner to undertake development on that property.

Development. Unless the context clearly indicates otherwise, the term means any of the following:

- (1) The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure.
- (2) The excavation, grading, filling, clearing, or alteration of land.
- (3) The subdivision of land as defined in G.S. 160D-802.
- (4) The initiation or substantial change in the use of land or the intensity of use of land.

This definition does not alter the scope of regulatory authority granted by this chapter.

Development approval. An administrative or quasi-judicial approval made pursuant to this chapter that is written and that is required prior to commencing development or undertaking a specific activity, project, or development proposal. Development approvals include, but are not limited to, zoning permits, site plan approvals, special use permits, variances, and certificates of appropriateness. The term also includes all other regulatory approvals required by regulations adopted pursuant to this chapter, including plat approvals, permits issued, development agreements entered into, and building permits issued.

Development regulation. A unified development ordinance, zoning regulation, subdivision regulation, erosion and sedimentation control regulation, floodplain or flood damage prevention regulation, mountain ridge protection regulation, stormwater control regulation, wireless telecommunication facility regulation, historic preservation or landmark regulation, housing code, state building code enforcement, or any other regulation adopted pursuant to this chapter, or a local act or charter that regulates land use or development.

Dwelling, multifamily. A building or portion thereof used or designed as residence for three or more families living independently of each other, including apartment houses, apartment hotels and group housing projects.

Dwelling, single-family. A detached building designed for or occupied exclusively by one family.

Dwelling, two-family. A building arranged or designed to be occupied by two families living independently of each other.

Dwelling unit. A building or portion thereof providing complete and permanent living facilities for one family. The term "dwelling" shall not be deemed to include a motel, hotel, tourist home, structure designed for transient residence or a travel trailer.

Easement. A grant of one or more of the property rights for a specific purpose by the property owner to, or for the use by, the public or another person.

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Easement, negative access. An easement which allows no driveway or vehicles access to a lot from an adjacent public street.

Easement, drainage. An easement which grants the right to allow for the transport of stormwater runoff or drainage from adjacent properties upon the subject property. Easement may be private or dedicated to the city for public use and maintenance.

Easement, pedestrian. Where it is necessary to facilitate pedestrian circulation between neighborhoods, schools, shopping, recreation, or other activity centers in addition to that provided for adjacent to a street, pedestrian access easements shall be dedicated to the city or a HOA for maintenance.

Easement, private off-site access. An easement which grants the right of access to properties owned differently from the property underlying the access easement. Private off-site easements shall be a minimum of 30 feet in width and serve no more than three separately platted lots.

Easement, site. An easement which grants the right to maintain an unobstructed view across property located at a street intersection.

Easement, utility. Any easement owned by the city or state and acquired, established, dedicated, or devoted for public utility purposes not inconsistent with telecommunications facilities, a right-of-way, easement, or use restriction acquired for public use for sewers, pipelines, pole lines, electrical transmission and communication lines, pathways, storm drains, drainage, water transmission lines, and similar purposes.

Electronic Gaming. Any business or enterprise where persons utilize electronic machines, including but not limited to computers and gaming terminals, to conduct games of chance, including but not limited to sweepstakes, and where cash, merchandise or other items of value are redeemed or otherwise distributed, whether or not the value of such distribution is determined by electronic games played or by predetermined odds. Such businesses or enterprises have as a part of its operation the running of one or more games or processes with any of the following characteristics: (1) payment, directly or as an intended addition to the purchase of a product, whereby the customer receives one or more electronic sweepstakes tickets, cards, tokens or similar items entitling or empowering the customer to enter a sweepstakes, and without which item the customer would be unable to enter the sweepstakes; or, (2) payment, directly or as an intended addition to the purchase of a product, whereby the customer can request a no purchase necessary free entry of one or more sweepstakes tickets or other item entitling the customer to enter a sweepstakes. The term electronic gaming operations includes, but is not limited to, cyber-gaming establishments, internet cafes, internet sweepstakes, beach sweepstakes, video sweepstakes or cyber-cafes, who have a finite pool of winners. This does not include any lottery endorsed or permitted by the State of North Carolina. [See also Sec. 32-262.](#)

Electronic Gaming Machine or Electronic Gaming Machine Used as an Accessory to a Principal Use. An electronic machine, including but not limited to a computer and/or gaming terminal, used in Electronic Gaming or by the customers or clientele of an Electronic Gaming Business.

Encroachment. Any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the public frontage, or above a height limit.

Evidentiary hearing means a hearing to gather competent, material, and substantial evidence in order to make findings for a quasi-judicial decision required by a development regulation adopted under this chapter.

Family. One or more individuals occupying a premise and living as a single, nonprofit housekeeping unit.

Family care home.

- (1) A home with support and supervisory personnel that provides room and board, personal care, and habilitation services in a family environment for not more than six resident persons with disabilities.
- (2) Persons with disabilities means a person with a temporary or permanent physical, emotional, or mental disability including but not limited to an intellectual or other developmental disability, cerebral

palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances and orthopedic impairments but not including mentally ill persons who are dangerous to others as defined in G.S. 122C-3(11)b.

- (3) A family care home is deemed a residential use of property for zoning purposes and is a permissible use in all residential districts. No local government shall require that a family care home, its owner, or operator, because of the use, a special use permit or variance from any such zoning regulation, however, local government may prohibit a family care home from being located within a one-half mile radius of an existing family care home.
- (4) A family care home is deemed a residential use of property for the purposes of determining charges or assessments imposed by local governments or businesses for water, sewer, power, telephone services, cable television, garbage and trash collection, repairs or improvements to roads, streets, and sidewalks, and other services, utilities, and improvements.

Garages, auto. means establishments primarily engaged in furnishing auto repair, rental, leasing and parking services to the general public.

Go-kart track. Any establishment that provides on a rental basis go-karts for public recreation. Go-karts shall be five horsepower or less and shall meet all applicable county or city noise ordinances. In no case shall the track be used for competition racing and no nonrental go-karts will be allowed. Go-kart tracks shall be of an impervious surface.

Governing board. The city council or board of county commissioners. The term is interchangeable with the terms "board of aldermen" and "boards of commissioners" and shall mean any governing board without regard to the terminology employed in charters, local acts, other portions of the General Statutes, or local customary usage.

Greenhouse, commercial. A building usually made largely of glass or plastic in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants. Plants are raised to be sold to the general public or to wholesalers.

Greenhouse, private. A temperature-controlled building used for the raising of plants for the personal enjoyment of the property owner or his tenant.

Gross floor area. The total floor area of all buildings in a project including easements, mezzanines and upper floors, exclusive of stairways and elevator shafts. It excludes separate service facilities outside the main building such as boiler rooms and maintenance shops.

Group home. See *family care home*.

Hazardous waste. A solid waste or combination of solid wastes which, because of its quantity, concentration or physical, chemical, or infectious characteristics may:

- (1) Cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness; or
- (2) Pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.

Heavy industrial. Areas for heavy industry and related uses and is designed to accommodate all but the most objectionable industries; however, industries permitted by right are required to minimize their emission of smoke, dust, fumes, glare, noise, and vibrations. The following standards are established for this district and designed to promote sound permanent heavy industrial development, and to protect nearby areas from undesirable aspects of industrial development: (i) outside storage must be screened from public view by opaque fencing, screening or landscaping; (ii) outside storage shall be limited to the rear and side of the principal building; (iii) storage of unsafe (corrosive, flammable or explosive materials) or hazardous material shall comply with any local, state or federal requirements; and (iv) outside storage must be on the premises of the business. This district should be separated

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from residential areas whenever possible by natural or structural features such as sharp breaks in topography, strips of vegetation or traffic arteries. This district shall be located adjacent to and/or with direct access to thoroughfare roads or streets.

Home occupation, incidental. Any use conducted entirely within a dwelling or accessory structure carried on by the occupant thereof, which use is incidental and secondary to the use of the dwelling for residential purposes and which does not change the character thereof. See section 32-258.

Hotel (motel). A building or other structure kept, used, maintained, advertised as, or held out to the public to be a place where sleeping accommodations are supplied for pay to transient or permanent guests or tenants, where rooms are furnished for the accommodation of such guests and having or not having one or more dining rooms, restaurants or cafes, if existing, being conducted in the same buildings in connection therewith.

Internet Café shall have the same meaning as Electronic Gaming.

Internet Sweepstakes shall have the same meaning as Electronic Gaming.

Impervious surface. A surface through which water cannot penetrate, like a roof, road, sidewalk, or paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Junked or wrecked motor vehicles. Motor vehicles which are not registered with the state or do not have current state inspection stickers or are either incapable of operation or are partially dismantled for a period of three months. See section 32-542.

Junkyard. An establishment operated or maintained for the purpose of storing, dismantling, salvaging, recycling, buying, or selling scrap or used materials such as paper products or articles, machinery, vehicles, appliances and the like, or more. See section 32-202.

Kennel, commercial. A facility where animals, particularly dogs and cats, are boarded and grooming services are offered. These services are open to the general public and a fee may be charged.

Kennel, private. A facility where three or more adult animals, particularly dogs and cats, are housed.

Landowner or owner. The holder of the title in fee simple. Absent evidence to the contrary, a local government may rely on the county tax records to determine who is a landowner. The landowner may authorize a person holding a valid option, lease, or contract to purchase to act as his or her agent or representative for the purpose of making applications for development approvals.

Landscaping. A portion of the site or property containing vegetation to exist after construction is completed. Landscaped areas can include, but are not limited to, natural areas, streetscapes, lawns and plantings.

Legislative decision. The adoption, amendment, or repeal of a regulation under this chapter or an applicable local act. The term also includes the decision to approve, amend, or rescind a development agreement consistent with the provisions of article X of this chapter.

Legislative hearing. A hearing to solicit public comment on a proposed legislative decision.

Light manufacturing. A business activity that combines retailing and light manufacturing in the same building. Usually the retailing operation provides an outlet for the goods produced there. The entire operation, excluding parking or loading areas, is enclosed inside the building. Outdoor storage is limited to minimal area and must be screened from public view per ordinance requirements.

Local act. As defined in G.S. 160A-1(5).

Local government. A city or county.

Lot. A parcel of land in single ownership occupied or intended for occupancy by a principal building together with its accessory buildings, including the open space required under this chapter. For the purpose of this chapter,

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the word "lot" shall mean any number of contiguous lots or portions thereof upon which one principal building and its accessory buildings are located or are intended to be located.

Lot, corner. A lot which occupies the interior angle at the intersection of two street lines which make an angle of more than 45 degrees and less than 135 degrees with each other. The street line forming the least frontage shall be deemed the front of the lot except where the two street lines are equal, in which case the owner shall be required to specify which is the front when requesting a zoning permit.

Lot depth. The distance measured in the mean direction of the side lines of the lot from the midpoint of the front lot line to the midpoint of the opposite main rear line of the lot.

Lot, interior. A lot other than a corner lot.

Lot of record. A lot which is part of a subdivision, a plat of which has been duly recorded in the office of the register of deeds prior to the adoption of this chapter, or a lot described by metes and bounds, the description of which has been so recorded prior to the adoption of the ordinance from which this chapter derives.

Lot, through. An interior lot having frontage on two streets.

Lot width. The distance between side lot lines measured at the building setback line.

Manufactured housing. A structure, transportable in one or more sections, which in the traveling mode is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet; and which is built on a permanent chassis and designed to be used as a dwelling, with or without permanent foundation when connected to the required utilities, including the plumbing, heating, air conditioning and electrical systems contained therein. "Manufactured home" includes any structure that meets all of the requirements of this subsection except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary of HUD and complies with the standards established under the Act.

For manufactured homes built before June 15, 1976, "manufactured home" means a portable manufactured housing unit designed for transportation on its own chassis and placement on a temporary or semipermanent foundation having a measurement of over 32 feet in length and over eight feet in width. "Manufactured home" also means a double-wide manufactured home, which is two or more portable manufactured housing units designed for transportation on their own chassis that connect on site for placement on a temporary or semipermanent foundation having a measurement of over 32 feet in length and over eight feet in width.

Massage. Has the same meaning as set forth in G.S. 14-202.10(7).

Massage business. Has the same meaning as set forth in G.S. 14-202.10(8).

Mini-warehouse. A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled access stalls or lockers for the dead storage of customers' goods and wares.

Mixed-use. Properties on which various uses like office, commercial, institutional, and residential are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile home. See manufactured housing.

Manufactured home park. Any site or tract of land where two or more manufactured homes are located that are utilized as dwelling units and a rental fee is paid to the landowner or park operator.

Manufactured home space. Any parcel of ground within a manufactured home park designated for the exclusive use of one manufactured home.

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Modular home. A factory-built structure that is designed to be used as a dwelling, is manufactured in accordance with the specifications for modular homes under the North Carolina State Residential Building Code, and bears a seal or label issued by the department of insurance pursuant to G.S. 143-139.1.

NFT Trading shall have the same meaning as Electronic Gaming.

Nonconforming use or structure. Any use of a building or land which does not conform to the use regulations of this chapter for the district in which it is located, either at the effective date of the ordinance from which this chapter derives or as a result of subsequent amendments which may be incorporated into this chapter.

Notice (of hearing). A legal document announcing the opportunity for the public to present their views to an official representative or board of a public agency concerning an official action pending before the agency.

Obstruction. Any structure, fence, shrub, tree, bush, flower, plant, motor vehicle or any other object that obscures, impairs, or prevents view or sight through, over or across the horizontal or vertical distance area.

Off-site improvements. Conditions that can be required of a project that involves the installation of streets, curbs, gutters, sidewalks, street trees and other improvements that are located adjacent to the project on public property.

Open space. Undeveloped land or land that is used for recreation. Farmland as well as all natural habitats (forests, fields, wetlands etc.) is lumped in this category.

Operating permit. A permit issued by the zoning enforcement officer, planning board, board of adjustment, or the city council to a property owner or developer upon the completion of meeting the requirements of this chapter.

Ordinance. A law or regulation adopted by a public agency, usually a city or county.

Overlay districts. A zoning district(s) in which additional regulatory standards are superimposed on existing zoning. Overlay districts provide a method of placing special restrictions in addition to those required by basic zoning ordinances. (See sections 6-176, 14-32, and 32-271.)

Parking space. A space of not less than nine feet by 18 feet for one automobile, plus the necessary access isles. It shall be always located outside the dedicated street right-of-way.

Person. An individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, interstate body, the State of North Carolina and its agencies and political subdivisions, or other legal entity.

Pet cemeteries. Land used or intended to be used for the burial of the dead animals, including crematoriums, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of the cemetery.

Planning board. The planning board of the city pursuant to G.S. 160D-301. See section 22-36.

Public sewage disposal system. A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated.

Private sewage disposal system. A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available. The system is designed and approved by the county health department.

Property. All real property subject to land-use regulation by a local government. The term includes any improvements or structures customarily regarded as a part of real property.

Public water system. A system for collection, treatment, storage, and distribution of potable water from the source of supply to the consumer.

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Private water system (well). A private water system is any water system, other than a public water supply system, for the provision of water for human consumption. Private water systems shall be approved by the county health department prior to installation.

Public works and public utility facilities, or public safety of public utility facilities, or public works and public facilities. Any structure, facility or operation or use by or of any public utility as defined in G.S. 62-3(23) or of any person operating under certificate of convenience and necessity or under public franchise or ownership.

Quasi-judicial decision. A decision involving the finding of facts regarding a specific application of a development regulation and that requires the exercise of discretion when applying the standards of the regulation. The term includes, but is not limited to, decisions involving variances, special use permits, certificates of appropriateness, and appeals of administrative determinations. Decisions on the approval of subdivision plats and site plans are quasi-judicial in nature if the regulation authorizes a decision-making board to approve or deny the application based not only upon whether the application complies with the specific requirements set forth in the regulation, but also on whether the application complies with one or more generally stated standards requiring a discretionary decision on the findings to be made by the decision-making board.

Retail business. An establishment that is primarily engaged in selling merchandise for personal or household consumption to the consumer. Service shall be as follows but not limited to: Eating and drinking establishments, hotels and motels, finance centers, real estate and insurance, personal services, motion pictures, amusement and recreation services, healthcare, educational, legal and tax services, social services, hardware and mercantile centers, clothing centers, and fuel stations.

Right-of-way. A strip of land occupied or intended to be occupied by certain transportation and public use facilities, like roads, railroads, and utility lines.

Service station. A building or lot dedicated to the rendering of services such as the sale of gasoline, oil, grease and accessories, and the minor repair of automobiles, excluding body working, overhauling and painting.

Setback lines. The lines on the front, rear and sides of a lot which delineate the area within which a structure may be built and maintained according to the district regulations.

Sexually oriented devices. Has the same meaning as set forth in G.S. 14-202.10(9).

Sign. Any form of publicity which is visible from any public way, directing attention to an individual, business, commodity, service, activity or product, by means of words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names or trademarks, or other pictorial matter designed to convey such information, and displayed by means of paint, bills, posters, panels, or other devices erected on an open framework, or attached or otherwise applied to stakes, posts, poles, trees, buildings, or other structures or supports. See section 32-426.

Sign area. The entire face of a sign and all wall work, including illuminating tubing incidental to its decoration, shall be included for measurement of sign areas, excluding architectural trim and structural embellishments.

Sign, freestanding. Any sign which is attached to or mounted upon the ground by means of one or more upright posts, pillars or braces placed upon the ground, and which is not attached to any building (excludes billboards, poster panels and outdoor advertising signs).

Sign, off premises. A sign which draws attention to or communicates information about a business, service, commodity, accommodation, attraction, or other activity which is conducted, sold, or offered at a location other than the premises on which the sign is located.

Sign, off-site (billboard). One advertising device used to disseminate information concerning a person, place or thing, not pertaining to the use of the land upon which it is located.

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Sign, on premises. A sign displaying information pertaining only to a business, industry, activity, or profession located on the premises where the sign is displayed, and pertaining only to the name of the business, type of product sold, manufacturer, or assembled, and/or service, activity, or entertainment offered on such premises, including business identification and occupancy signs.

Sign, on-site. Signs relating in subject matter to the premises on which they are located or to products, accommodations, services or activities on the premises.

Sign, permanent. Signs erected, located or affixed in a manner enabling continued use of the sign for a relatively long, unspecified period of time.

Sign, portable. A sign that is not permanent, affixed to a building, structure or the ground. They include signs on wheels, trailers, truck beds or other devices which are capable of/ or intended to be moved from one location to another.

Sign, projecting. A sign projecting from the exterior wall of a building or suspended from and supported by the underside of a horizontal surface, such as a canopy.

Sign, temporary. A sign or advertising display constructed of cloth, canvas, fabric, plywood or other light material, and designed or intended to be displayed for a short period of time.

Sign, types of. Are as follows:

- (1) *Advertising sign.* A sign which directs attention to a business, commodity or product, service, profession, activity or entertainment not conducted, sold or offered upon the premises where such sign is located.
- (2) *Business sign.* A sign which directs attention to a business, profession, commodity or product, service, activity or entertainment conducted, sold or offered upon the premises where such sign is located.
- (3) *Nameplate sign.* An unlighted sign which states only the name and title or address, or both, of the occupant of the lot where the sign is located.
- (4) *Directional sign.* A sign indicating the direction to churches, schools, hospitals, parks, scenic or historic sites, or other such public places, including off-street parking and transportation terminals. Such signs shall contain only the name and address of the public place.
- (5) *Temporary construction sign.* Signs identifying the name and address of the building or uses, the developer and architect.
- (6) *Real estate sign.* A sign advertising the property on which it is located for sale, rent or lease.
- (7) *Public signs.* Signs and notices erected by or at the direction of an authorized municipal official.
- (8) *Private signs.* Signs erected other than by or at the direction of an authorized municipal, state or federal highway official.
- (9) *Identification sign.* A permanent sign announcing the name of a church, school, park or other public or quasi-public structure or facility, located on the premises at major entrances and limited to announcing only the name of the structure, facility or development, the owners or developers, and the date of its establishment.
- (10) *Projecting sign.* A sign which is attached to the building wall and extends more than 18 inches from the surface of such a wall.
- (11) *Roof sign.* A sign erected on or over the roof of a building.
- (12) *Freestanding sign.* A sign erected on poles or other supports wholly or partially independent of a building for support.

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- (13) *Wall mounted or applied sign.* A sign erected, painted, applied parallel to the face or outside wall or window of a building, supported throughout its entire length by the building, and not projecting more than six inches from the building.
 - (14) *Suspended sign.* A sign suspended beneath a canopy or marquee.
 - (15) *Illuminated sign.* A sign which has characters, letters, figures, designs or outlines illuminated by electric lighting or luminous tubes as part of the sign.
 - (16) *Indirectly illuminated sign.* An illuminated, non-flashing sign whose illumination is derived entirely from an external artificial source. It shall be arranged and designed not to shine directly into the eyes of oncoming drivers or into neighboring houses that create hazardous or nuisance situations.
 - (17) *Flashing sign.* A sign that uses an intermittent or flashing light source to attract attention.
 - (18) *Animated sign.* Any sign that uses movement or change of light or text to depict action or create a special effect or scene. Examples of such signs would be time/temperature and scrolling text signs.
 - (19) *Directory sign.* A sign that is used to give specific information regarding a multi-tenant center. Such signs shall only list business names and directional arrows or directional information. Such signs shall not contain any commercial message.

Site plan. A scaled drawing and supporting text showing the relationship between lot lines and the existing or proposed uses, buildings, or structures on the lot. The site plan may include site-specific details such as building areas, building height and floor area, setbacks from lot lines and street rights-of way, intensities, densities, utility lines and locations, parking, access points, roads, and stormwater controls facilities that are depicted to show compliance with all legally required development regulations that are applicable to the project and the site plan review. A site plan approval based solely upon application of objective standards is an administrative decision, and a site plan approval based in whole or in part upon the application of standards involving judgment and discretion is a quasi-judicial decision. A site plan may also be approved as part of a conditional zoning decision.

Skill Based Gaming or Businesses that involve Skill Based Gaming shall have the same meaning as Electronic Gaming.

Solid waste. Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials.

Specified anatomical areas. Has the same meaning as set forth in G.S. 14-202.10(10).

Specified sexual activities. Has the same meaning as set forth in G.S. 14-202.10(11).

Special use. A development that would not be generally appropriate without restriction throughout the zoning district, but which, if controlled as to number, area, and location, in relation to the neighborhood, would promote the health, safety, morals, general welfare, order, comfort, convenience, appearance or prosperity. Such uses may be permitted in this chapter by the city council, board of adjustment or planning board as a special use.

Special use permit. A permit issued to authorize development or land use in a particular zoning district upon presentation of competent, material, and substantial evidence establishing compliance with one or more general standards requiring that judgment and discretion be exercised, as well as compliance with specific standards.

Street. A dedicated and accepted public right-of-way for vehicular traffic which affords the principal means of access to abutting properties.

Street apron. The concrete driving surface that is at the terminus of a private drive and the intersection of the public street. See section 32-254(f).

Street, private. Any road or street that is not publicly owned and maintained and used for access by the occupants of the development, their guests, and the general public. See section 26-201(d).

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Structure. Anything constructed or erected, the use of which requires more or less permanent location on the ground or which is attached to something having more or less permanent location on the ground.

Subdivision. The division of land for the purpose of sale or development as specified in G.S. 160D-802.

Temporary family health care structure. A transportable residential structure providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person that: (i) is primarily assembled at a location other than its site of installation, (ii) is limited to one occupant who shall be the mentally or physically impaired person, (iii) has no more than 300 gross square feet, and (iv) complies with applicable provisions of the North Carolina State Building Code and G.S. 143-139.1(b). Placing the temporary family health care structure on a permanent foundation shall not be required or permitted. (See section 32-537.)

Temporary use. A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Townhome (townhouse). A single dwelling unit in a townhouse group, located or capable of being located on a separate lot, and being separated from the adjoining dwelling unit by an approved wall extending from the foundation through the roof and structurally independent of the corresponding wall of the adjoining unit. Each unit is separately owned, with the owner of such unit having title to the land on which it sits.

Travel trailer (recreational vehicle). A vehicle that is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled or permanently towable by a light-duty truck, and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect-type utilities and security devices and has no permanently attached additions.

Use. The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the city or county zoning ordinance and general plan land use designations.

Variance. A modification of this chapter by the board of adjustment when strict enforcement of this chapter would cause undue hardship owing to circumstances unique to the individual property on which the variance is granted.

Vested right. The right to undertake and complete the development and use of property under the terms and conditions of an approval secured as specified in G.S. 160D-108 or under common law.

Video Sweepstakes Business shall have the same meaning as Electronic Gaming.

Watershed. The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into a reservoir, lake, river, or sea.

Yard. An open space on the same lot with a principal building, unoccupied and unobstructed from the ground upward except where encroachments and accessory buildings are expressly permitted.

Yard, front. An open, unoccupied space extending the full width of the lot and situated between the centerline of the street and the front line of the building projected to the sides of the lot.

Yard, rear. An open, unoccupied space extending the full width of the lot and situated between the rear line of the lot and the rear line of the building projected to the sidelines of the lot.

Yard, side. An open, unoccupied space situated between the side line of the building and the adjacent side line of the lot and extending from the rear line of the front yard to the front line of the rear yard.

Zoning. A classification of land in a community into different areas and districts. Zoning is a legislative process that regulates building dimensions, density, design, placement and use within each district.

Zoning administrator. A planning department staff member responsible for processing minor zoning permits. The zoning administrator also serves as the liaisons to the planning board, board of adjustment, and the governing board on matters pertaining to rezonings, major subdivisions, variances, and special use permits and may interpret the provisions of the zoning ordinance when questions arise. The decision made by the zoning administrator may be appealed to the local board of adjustment.

Zoning district. A designated section of a city for which prescribed land use requirements and building and development standards are required. See section 32-161.

Zoning enforcement officer. A planning department staff member who shall have the power to grant zoning compliance permits, to make inspections of buildings or premises, revoke permits, and to perform other procedures necessary to carry out the enforcement of this chapter. In connection with the enforcement of this chapter, the zoning officer shall make all necessary determinations and interpretations as required by this chapter. Persons aggrieved by a decision or a determination made by the zoning officer may appeal that action to the board of adjustment.

Zoning map amendment or rezoning. An amendment to a zoning regulation for the purpose of changing the zoning district that is applied to a specified property or properties. The term also includes: (i) the initial application of zoning when land is added to the territorial jurisdiction of a local government that has previously adopted zoning regulations and (ii) the application of an overlay zoning district or a conditional zoning district. The term does not include: (i) the initial adoption of a zoning map by a local government, (ii) the repeal of a zoning map and readoption of a new zoning map for the entire planning and development regulation jurisdiction, or (iii) updating the zoning map to incorporate amendments to the names of zoning districts made by zoning text amendments where there are no changes in the boundaries of the zoning district or land uses permitted in the district.

Zoning regulation. A zoning regulation authorized by Article 7 of Chapter 160D.

(Ord. No. 8-85, art. XVI, § 6, 9-23-85; Ord. No. 8.10-85, art. XVI, 4-1-91; Ord. No. 8.12.1-85, art. III, § 2, 5-3-93; Ord. of 5-7-07(2); Ord. No. 2013-04, 3-4-13; Ord. No. 2024-01, 1-2-24; Ord. No. 2024-03, § 1(Exh. A), 3-4-24)

Cross reference(s)—Definitions generally, § 1-2.

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Sec. 32-198. Commercial.

Commercial 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-I	B-1	B-2	PD-RC	L-I	H-I
ABC store (state-licensed retail store of liquor and/or wine)												x			
Adult establishment (see section 32-255) (reference G.S. 160D-902 & 14-202.10)												S (GB)			
Antique store											x				
Arcades (video games)											S (PB)	S (PB)			
Auto parts and supplies, new												x			
Auto repair garages and vehicle impound lots (1) All vehicles stored for more than 30 days shall be kept in a fenced in lot. Fence must be 8' in height and can be chainlink with slats, wood privacy fencing or vinyl fencing.												x		x	
Auto sales, new or used (see section 32-254)												x		x	
Banks and other financial institutions, including loan and finance offices										x	x	x	x		
Bowling alleys												x	x		
Car wash												x	x	x	
Cemeteries, for profit (provided that the following	S (BOA)											S (BOA)			

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	conditions are met):															
(1)	Minimum lot size of three acres.															
(2)	Minimum setback from all property lines shall be 50 feet. A minimum of 300 feet shall be maintained from wells and septic systems.															
(3)	A plat shall be recorded at the register of deeds describing the location of the burial sites.															
	Clubs, private (with on-premises beer and wine sales)												x			
	Communications towers (see section 32-256)												s (GB)		s (GB)	s (GB)
	Communications towers as accessory use (see section 32-257)	s(BOA)	s (typ)	s	s	s	s	s	s	s	s	s	s		s	
	Convenience stores, including gasoline sales												x	x		
	Dry cleaners												x	x		
	Electronic Gaming/Internet Sweepstakes/NFT Trading/Businesses that involve Skill Based Gaming (See Section 32-261)												x			
(1)	No Electronic Gaming															

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	operation or E lectronic G aming M achine used as an accessory to a principal use shall be located within 1,000 feet measured in a straight line from property line to property line of a church, public or private elementary or secondary school, child day care center or nursery school, public park, establishment with an on- premises ABC license, private residence, or residentially zoned property.															
(2)	No E lectronic G aming, V ideo S weepstakes B usiness and/or I nternet C afé business shall operate within 1,000 feet, measured in a straight line from property															

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	line to property line, from any other video sweepstakes business and internet café business.																
(3)	No enclosed parking area shall be permitted.																
	Fitness centers										x	x	x				
	Food stores (grocery stores)											x	x				
	Go-kart track(s) provided the following are met:											s (PB)		s (PB)			
(1)	Go-kart tracks shall be located on sites of two acres or more in size.																
(2)	The race track shall have a minimum setback from all property lines and any adjoining street right-of-way of at least 50 feet.																
(3)	The race track or any repair/storage area shall be located at least 200 feet from the nearest existing residential unit or vacant residentially zoned lot.																
(4)	When adjacent to property																

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	zoned for residential uses, the hours of operation shall be limited to 10:00 p.m. on weeknights and 11:00 p.m. on weekends.															
(5)	The race track as well as repair/storage areas shall be paved with an acceptable material approved by the code enforcement officer.															
(6)	All interior lighting shall not shine directly on adjoining land uses.															
	Hair stylist, including barber and beauty shop										x	x	x			
	Hardware stores											x	x	x		
	Hotels											x	x			
	Launderettes and laundromats										x	x	x	x		
	Mercantile uses (see section 32-244) Add - Mini-storage facilities											x x	x x			
	Mixed uses (commercial on first floor, residential use on second floor)										x	s (PB)				
	Mixed uses: Craft shop/residential dwelling provided										s (PB)					

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the following conditions are met:																	
(1)	Craft shop shall be the only type of retail sales operation allowed.																
(2)	Commercial activities shall not occupy more than 50 percent of the total floor area of the structure.																
(3)	The craft shop shall be operated by the occupants of the building. However, the craft shop manager may employ individuals who do not reside on the property.																
(4)	No on-street parking shall be allowed. Parking shall be provided in the rear yard, if possible, and be screened from adjacent residential uses.																
(5)	Outside displays of crafts shall be permitted on the porch, but not in any front, side or rear yard of																

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	the house. Any storage of materials shall be inside the principal building or an accessory building such as a garage or utility building.																
(6)	Business signs shall be limited to one freestanding or wall-mounted sign. In addition, no business sign shall exceed 12 square feet in area, and any freestanding sign shall not exceed eight feet in height. All signs shall comply with other applicable regulations of article IX Signs.																
	Motels												X				
	Newspaper offices												X	X			
	Pet cemeteries, provided the following conditions are met:	s (BOA)											s (BOA)				
(1)	All applicable federal, state and local regulations governing cemeteries shall be met.																
(2)	No cemetery shall be developed on																

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	a site less than two acres in size.															
(3)	No interment shall take place within 30 feet of any property line.															
(4)	All structures shall be set back a minimum of 25 feet from any boundary line.															
(5)	All areas between the setback lines and property lines shall be covered with vegetative landscaping features, including, but not limited to, trees, shrubs, groundcovers, berms, or planter walls.															
	Professional offices such as accountants, lawyers, doctors and insurance agencies									x	x	x	x	x		
	Real estate sales and rental offices									x	x	x	x			
	Repair shops (where the entire operation is inside an enclosed structure)										x	x	x	x		
	Repair shops (with outdoor storage) Provided that the following conditions are met:											x		x		
1.	In B-2 district a minimum of															

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	two-acre tract shall be required.																
2.	All storage areas in B-2 or L-1 shall be placed behind the primary business structure. No side or front yard storage. Storage areas shall be fenced with either a chainlink fencing with screening slats or a decorative wood fencing of at least six feet in height. Fencing shall surround the entire area with the exception of where the rear of the structure is used as part of the containment area. Storage area shall be secured at all times from the general public. No items meeting the description of repair shops (with outdoor storage) shall be found outside of the																

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	enclosed storage area.																
3.	Storage areas in B-2 shall be limited to one-quarter the lot size and one-third the lot size in L-1.																
4.	All storage areas in B-2 or L-1 shall have 20-foot landscaped buffer, measured from the property line, installed around the perimeter of the entire storage area.																
	Restaurants, excluding drive-in/drive-through											X	X	X	X		
	Restaurants, including drive-in/drive-through												X	X	X		
	Retail centers with more than 50,000 square feet in a single building or 21,000 square feet in multiple buildings, see Sec. 32-244												X	X			
	Retail stores such as jewelry, clothing, drug and sporting goods											X	X	X	X		
	Service stations (gas stations), provided all gasoline pumps and other stationary equipment shall be located at least 12												X	X	X		

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feet behind the property line															
Small strip centers (less than 21,000 sq. ft.)												x			
Tire sales (excluding recapping or manufacturing)												x	x	x	x

(Ord. No. 8-85, art. III, § 2, 9-23-85; Ord. No. 8.10-85, art. III(2), 4-1-91; Ord. No. 8.12.1-85, art. III, § 2, 5-3-93; Ord. of 6-6-05(1); Ord. of 5-2-06; Amend. of 4-1-19(2); Ord. No. 2024-01, 1-2-24)

Sec. 32-261. Electronic Gaming.

These standards shall apply to all Electronic Gaming, Internet Sweepstakes, NFT Trading, Skill Based Gaming, Video Sweepstakes, and Internet Café Businesses. Where permitted, the following shall apply:

1. No such establishment shall be located within 1,000 feet measured in a straight line from property line to property line of a church, public or private elementary or secondary school, child day care center or nursery school, public park, establishment with an on-premises ABC license, private residence, or residentially zoned property.

2. No such establishment shall be located or operate within 1,000 feet, measured in a straight line from property line to property line, from any other such establishment.

3. No enclosed parking area shall be permitted.

4. Days/Hours of operation: businesses engaging in electronic gaming operations activities may operate from 8:00 am until 12:00 midnight each day, seven (7) days per week.

5. The maximum number of machines/terminals/computers for any electronic gaming operations business is 20.

6. All applicable permits must be issued to the applicant prior to the opening of business. If food or beverage is served, the establishment must meet the requirements of the Stokes County Health Department, including any and all necessary permits and/or licenses.

7. No alcoholic beverages shall be possessed or consumed on the premises.

Please publish in the Stokes News September 18, 2025, and September 25, 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 **October 6, 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 revision and/or addition to Chapter 12, Article II. – Nuisances, Division 2. – Junked Vehicles. Being listed as proposed Ordinance No. 2025-10.

Item 2: To review and approve or deny a proposed revision and/or addition to Chapter 26. – Subdivisions, Article VI. – Minimum Standards, Sec. 26-205. – Sidewalks/multipurpose trails. Being listed as proposed Ordinance No. 2025-11.

Item 3: To review and approve or deny a proposed revisions and/or additions to Chapter 32. – Zoning, Article I. – In General, Sec. 32-8. – Definitions; Article II. – Administration and Enforcement, Division 1. – General, Sec. 32-47; Article IV. – Uses by Zoning Districts, Sec. 32-198. – Commercial. Being listed as proposed Ordinance No. 2025-12.

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 **September 22, 2025**, and make a formal recommendation to the City Council on items 2 and 3.

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



CITY OF KING CITY COUNCIL

MEETING DATE:

October 6, 2025

PART A

Subject:	Appointment to Community Appearance Commission	
Action Requested:	Reappoint 4 members	
Attachments:	1) Reappointment Application from Marlene McCraw 2) Reappointment Application from Jeannie Smith 3) Reappointment Application from Meghan Cope 4) Reappointment Application from Betty Greenlee	
<i>Susan O'Brien</i> Susan O'Brien, Director of Finance and Personnel	This abstract requires review by:	
	City Manager	City Attorney

PART B

Introduction and Background:
The Community Appearance Commission meets bi-monthly on the 3 rd Thursday at 2pm (January, March, May, July, September, November) at City Hall in the Council Chamber. Four seats are up for reappointment, effective December 2025.
Discussion and Analysis:
Budgetary Impact:
None
Recommendation:
Reappoint 4 members to be effective in December 2025 when terms expire: Marlene McCraw, Jeannie Smith, Meghan Cope, and Betty Greenlee



CITY OF KING CITY COUNCIL

MEETING DATE:
October 6, 2025

PART A

Subject:	APPOINTMENT TO THE ECONOMIC DEVELOPMENT COMMITTEE
Action Requested:	Appointing 1 new board member if so desired by the City Council
Attachments:	

Nicole Branshaw

This abstract requires review by:

City Manager

City Attorney

Nicole Branshaw, City Clerk

PART B

Introduction and Background:

The King Economic Development Committee meets on the first Tuesday of each month at 8:30 a.m. During March, June, September, and again if requested by the Chairman, City Manager, or City Planner during the year. Appointments to this committee are for four-year terms. In the City of King Ordinance for the EDC, Section 2-173, Membership, EDAC will submit its recommendation, selected by majority vote, to the city council for review and appointment. It is the consensus of the EDC to recommend Mr. Jeff Fansler to fill the vacant position for the remainder of the term, until December 2028.

Discussion and Analysis:

The application submitted for the appointment of Jeff Fansler will be filling a vacant position that ended in December 2024, so this term would end in December 2028.

Budgetary Impact:

N/A

Recommendation:

Appoint 1 board member, Jeff Fansler, if so desired by the City Council, to the Economic Development Committee to fill the remainder of the vacancy for a four-year term ending in December 2028.



CITY OF KING CITY COUNCIL

MEETING DATE:

October 6, 2025

PART A

Subject:	Consideration of Budget Amendment 2025-06.02	
Action Requested:	Approval of Budget Amendment 2025-06.02	
Attachments:	Budget Amendment 2025-06.02	
<i>Susan O'Brien</i> Susan O'Brien, Director of Finance and Personnel	This abstract requires review by:	
	City Manager	City Attorney

PART B

Introduction and Background:
Discussion and Analysis: The budget amendment adds \$110,130 to the PD for vehicle replacements; this is offset by \$90,913 of insurance proceeds, \$15,640 contingency and \$3,577 of stormwater funding. The amendment also adds \$2,366 to the FD for repairs offset by insurance proceeds and adds \$23,179 to Public Buildings, offset by Fund Balance, for the remainder of City Hall renovations not completed prior to June 30. Finally, the amendment adds \$12,100 to Recreation Acres for lighting wiring repairs, offset by \$7,100 of contingency and \$5,000 of reimbursement from KLL.
Budgetary Impact: See amendment.
Recommendation: Approval of Budget Amendment 2025-06.02

CITY OF KING
BUDGET AMENDMENT 2025-06.02

Be it hereby ordained by the City Council of the City of King that the following amendment be made to the Budget Ordinance adopted on the 4th day of June 2025, as follows:

Section 1. To amend the General Fund, the expenditures are to be changed as follows:

<u>General Fund Expenditures</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
Public Buildings		23,179	109,309
Police		110,130	3,942,232
Fire		2,366	3,342,901
Recreation Acres		12,100	421,157
Special Appropriations	26,317		321,500
Total	26,317	147,775	

This will result in an increase in the expenditures of the General Fund. The above changes in expenditures will require no adjustment to revenues.

<u>General Fund Revenues</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
GF Revenues		98,279	11,852,709
GF Fund Balance Appropriated		23,179	50,371
Total	0	121,458	

Section 2. Copies of the budget amendment shall be furnished by the City Clerk to the City Council to the Mayor, Budget Officer and Finance Director for their directions.

Adopted this the _____ day of _____, 2025.

Attest:

Richard E. McCraw, Mayor

Nicole Branshaw, City Clerk



**CITY OF KING
KING CITY COUNCIL
DEPARTMENTAL REPORTS**

**MEETING DATE:
OCTOBER 6, 2025**

**Collections Report
Finance & Budget
Fire Department
Planning Department
Police Department
Senior Center
Tap Fee Report
Taxes
Water**

Section 6, Item # B.

Budget vs Actual (Summary)

City of King
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Period Ending 8/31/2025

11 GENERAL FUND								
Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent	
Revenues								
	11,418,264	0.00	325,198.41	759,881.08	759,881.08	(10,658,382.92)	7%	
Revenues Totals:	11,418,264	0.00	325,198.41	759,881.08	759,881.08	(10,658,382.92)	7%	
Expenses								
Governing Body	108,510	3,534.50	8,241.88	18,985.65	18,985.65	85,989.85	21%	
Administration	202,653	252.77	23,224.45	42,095.24	42,095.24	160,304.99	21%	
Finance	228,941	0.00	13,281.82	28,103.16	28,103.16	200,837.84	12%	
Public Buildings	86,130	13,695.74	31,017.02	42,132.71	42,132.71	30,301.55	65%	
Planning	537,824	0.00	51,578.71	102,387.80	102,387.80	435,436.20	19%	
Police	3,561,535	218,631.11	424,874.56	936,590.56	936,590.56	2,406,313.33	32%	
Fire	3,247,744	162,644.05	301,461.65	740,092.40	740,092.40	2,345,007.55	28%	
Community Development	20,425	0.00	57.77	115.39	115.39	20,309.61	1%	
Streets	490,317	117,477.21	11,892.33	30,966.17	30,966.17	341,873.62	30%	
Public Works	650,567	119,629.66	47,684.16	126,002.77	126,002.77	404,934.57	38%	
Solid Waste	799,175	299,290.03	68,613.73	69,339.73	69,339.73	430,545.24	46%	
Recreation Acres	409,057	33,869.20	26,719.00	73,898.43	73,898.43	301,289.37	26%	
Central Park	95,305	21,332.49	957.42	4,024.57	4,024.57	69,947.94	27%	
Senior Center	167,192	0.00	16,457.25	29,356.70	29,356.70	137,835.30	18%	
Debt Service	465,072	0.00	59,811.31	61,472.20	61,472.20	403,599.80	13%	
Non-Departmental	347,817	0.00	4,367.00	200,754.21	200,754.21	147,062.79	58%	
Expenses Totals:	11,418,264	990,356.76	1,090,240.06	2,506,317.69	2,506,317.69	7,921,589.55	31%	
11 GENERAL FUND Revenues Over/(Under) Expenses:			(765,041.65)	(1,746,436.61)	(1,746,436.61)			

Budget vs Actual (Summary)

City of King
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Period Ending 8/31/2025

61 ENTERPRISE FUND								
Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent	
Revenues								
	8,160,163	0.00	419,861.70	1,291,433.87	1,291,433.87	(6,868,729.13)	16%	
Revenues Totals:	8,160,163	0.00	419,861.70	1,291,433.87	1,291,433.87	(6,868,729.13)	16%	
Expenses								
Governing Body	91,867	3,534.50	3,631.91	13,869.69	13,869.69	74,462.81	19%	
Administration	299,901	252.78	31,936.03	60,013.98	60,013.98	239,634.24	20%	
Finance	496,721	0.00	44,367.27	97,376.81	97,376.81	399,344.19	20%	
Engineering	157,987	0.00	16,049.56	34,005.46	34,005.46	123,981.54	22%	
Water Plant	1,661,356	603,799.34	137,334.78	240,308.69	240,308.69	817,247.97	51%	
Water Distribution	1,651,956	172,105.02	172,933.17	392,384.03	392,384.03	1,087,466.95	34%	
Wastewater Collections	1,403,513	0.00	197,600.34	197,600.34	197,600.34	1,205,912.66	14%	
Wastewater Maintenance	815,882	147,396.87	59,249.41	190,091.99	190,091.99	478,393.14	41%	
Debt Service	1,215,458	0.00	304.46	769.52	769.52	1,214,688.48	0%	
Non-Departmental	365,522	0.00	1,871.89	123,410.99	123,410.99	242,111.01	34%	
Expenses Totals:	8,160,163	927,088.51	665,278.82	1,349,831.50	1,349,831.50	5,883,242.99	28%	
61 ENTERPRISE FUND	Revenues Over/(Under) Expenses:		(245,417.12)	(58,397.63)	(58,397.63)			

City of King Fire Department

Month in Review

August 2025

Administration:

- Chief Roberson attended August City Council meeting on August 4th.
- Command staff meeting held on August 5th.
- Assistant Chief Francis attended Safe Kids Northwest Piedmont meeting on August 5th.
- Battalion Chief Rohde attended the Stokes County EMS Quality Management meeting virtually on August 6th.
- Chief Roberson was installed at the 99th President of the North Carolina State Firefighters' Association on August 9th.
- Chief Roberson participated in NCLM Fire Chief Advisory meeting virtually on August 22nd.

Fire Marshal Office Activities:

- **Fire Inspections**
 - Triad Builders
 - Tlaquepaque
 - Amplify Building, LLC
 - Cres Tobacco Company, Inc
 - Meissner Manufacturing, Inc.
 - Advance Auto Parts
 - Gatewood's Auto Detailing
 - Atrium Health WFB Pediatrics
 - King Drug
 - Main Street Ink
 - Wesieweens Pet Boutique
 - Gentry's Store
 - Pilot Air
 - King Chamber of Commerce
 - Sherry Whitt Properties
 - Vacant 217 E. King St.
 - Carroll Memorials
 - Carroll Signs and Advertising
 - Salem Neurology Center
 - Poplar Springs Christian Church
 - Kingswood Apartments
 - Whitt Furniture
 - Hailey Bakery
 - Trainhour
 - First Christian Church
- **Reinspection**
 - Lifebrite Medical Center of King
 - King Mini Storage II (Calloway Rd)
 - King Mini Storage II (Meadowbrook Dr.)

- Place of Prayer
- **Certificate of Occupancy**
 - Student Ministry Building
 - Storage Building (302 W. King St)
- **Consultation**
 - Forsyth Technical Community College
 - Bagel Boss
 - DNE Supply Co.
- **Special Event**
 - Kings Crossing Building A
- **Site Inspection**
 - Keller Williams
 - DNE Supply Co
 - Applewood Development
- **Food Truck**
 - Dina's Italian Kitchen
- **Fire Protection System**
 - Alexander Apartments

Public Education:

- 8/4/2025 – Smoke alarm battery and inspection
- 8/4/2025 – Smoke alarm evaluation/troubleshooting
- 8/14/2025 – Foster home inspection
- 8/15/2025 – Foster home inspection
- 8/23/2025 – Smoke alarm evaluation/troubleshooting
- 8/28/2025 – Foster home inspection

Training:

- 8/4,5,6/2025 – Medical continuing
- Chief Roberson, Captain Fariss, and Firefighters Hardman, Burrow, Markle, and Whitaker attended the South Atlantic Fire/Rescue Expo August 6-9, 2025
- Chief Roberson attended Fire-Rescue International in Orlando, Fl. August 13-16, 2025.
- 8/25/2025 – Multi-company training at FTCC with Rural Hall, Sauratown, Old Richmond, Pinnacle FD. Topic LP Gas live fire.

Incident Summary:

Fire	7
Rescue	13
EMS	104
Hazardous Condition	3
Service Call	28
Good Intent Call	38
False Alarms	6
Special Incident	0
Total Alarms	199

Location of Incidents:**Fire & Squad Totals:**

City of King	95
City of King/Forsyth Co.	4
Stokes County	70
Forsyth County	14
Stokes Co. Auto/Mutual Aid	8
Forsyth Co. Auto/Mutual Aid	8
Responding in Place of	0
Out of County	0
Total Alarms	199

I have calculated the month of **August 2025**, Zoning Actions, Building Permits and Inspection totals. Also included are the previous month and year-to-date figures. They are as follows:

I. Zoning			Zoning Fees Collected	
ZONING ACTION/PERMIT TOTALS			FY 2025/26	
	GENERAL USE REZONINGS		July	\$6,605.00
	CONDITIONAL ZONING REZONINGS		Aug	\$567.20
	TEMPORARY PERMITS		Sept	
	WATERSHED REVIEWS		Oct	
1	VARIANCES	\$500.00	Nov	
	SPECIAL USE PERMITS		Dec	
	MINOR SUBDIVISION PLAT REVIEWS		Jan	
	MAJOR SUBDIVISION PLAT REVIEWS		Feb	
	RESIDENTIAL SITE PLAN REVIEWS		March	
	COMMERCIAL SITE PLAN REVIEWS		April	
	PLANNING BOARD REVIEW		May	
	PROPOSED TEXT AMENDMENTS		June	
	ABC LICENSES APPLICATION			
1-1	ZONING LETTERS/CITATION/COPIES	\$67.20	Totals	\$7,172.20
	TOTAL PERMITS	RECEIPT TOTALS		\$567.20
VIOLATIONS ISSUED				
WC 16-25	Slate NC Owner	104 Palomino Drive - overgrown rear yard		
WC 17-25	Victory Vending Co	121 Retail Circle - Use violation - Gaming Center		
WC-18-25	J. Cook	210 Bessmer Ct. - Junk vehicle/overgrown yard		
WC-19-25	K. Barr	108 Oak Pointe Dr. - Overgrown yard		
WC-20-25	D. Rogers	410 A & B Hill Street - Overgrown yard		
WC-21-25				
WC-22-25	S. Vogler	317 Holly Ridge Drive - Overgrown yard		
PENDING VIOLATIONS AND/OR CORRECTED VIOLATIONS				
WC 16-25	Slate NC Owner	104 Palomino Drive - Corrected		
WC 17-25	Victory Vending Co	WC dropped		
WC 18-25	J. Cook	210 Bessmer Ct. - Corrected		
WC 19-25	K. Barr	108 Oak Pointe Dr. - Corrected		
WC 20-25	D. Rogers	410 A & B Hill Street - Corrected		
WC-21-25				
WC-22-25	S. Vogler	317 Holly Ridge Drive - Pending		
ZONING INSPECTIONS MADE		23		

II. Building Permits Issued						
A. COMMERCIAL						
ASSEMBLY		BUSINESS		EDUCATIONAL		
FACTORY/INDUSTRIAL		HAZARDOUS		INSTITUTIONAL		
MERCANTILE		RESIDENTIAL		STORAGE/UTILITIES	1	
UPFIT/ADDITION	3	SIGN		DEMOLITION		
B. RESIDENTIAL						
HOUSES		MOBILE HOMES		GARAGES/CARPORTS		
UTILITY BUILDINGS		DECKS		ADDITIONS	1	
UPFIT	1	DEMOLITION		STORAGE/UTILITIES		
C. PERMIT LOCATIONS						
PERMITS ISSUED FOR		MOBILE HOMES		NEW HOUSES		COMMERCIAL
CITY LIMITS		0		2		0
ETJ		0		0		0
D. PERMIT TOTALS						
BUILDING	9	MECHANICAL	18	PLUMBING	7	73
ELECTRICAL	34	SIGN/POOL/DEM	5	TOTAL PERMITS ISSUED		
E. MONTHLY FISCAL YE						
MONTH/YEAR	PERMITS		New Homes	RECEIPTS		CONSTRUCTION VAL
Jul-25	105		6	\$15,578.04		\$1,490,396.00
Aug-25	73		2	\$23,554.13		\$3,112,226.00
Sep-25						
Oct-25						
Nov-25						
Dec-25						
Jan-26						
Feb-26						
Mar-26						
Apr-26						
May-26						
Jun-26						
YEARLY TOTALS						
III. INSPECTIONS						
F. INSPECTIONS - COMM						
BUILDING	25	MECHANICAL	9	PLUMBING	14	70
ELECTRICAL	22	SIGN	0	OTHER	0	
F. INSPECTIONS - RESID						
BUILDING	139	MECHANICAL	78	PLUMBING	86	TOTAL
ELECTRICAL	115	SIGN/POOL	5	OTHER	0	423
FISCAL YEAR TOTALS	1122			MONTHLY TOTAL	493	

INFORMATION PROVIDED BY PLANNING & INSPECTIONS DEPARTMENT

Manpower Shortage Alerts – (08/01/2025 – 08/31/2025)

Only 2 Officers Available – 36 Alerts

Only 1 Officer Available – 22 Alerts

No Officers Available – 20 Alerts

Activity Log Event Summary (Cumulative Totals)

King Police Department

(08/01/2025 - 08/31/2025)

<No Event Type Specified>	3	911 Hang Up	19
Agency Assist	27	Alarm	8
Assault	4	Breaking and Entering	1
Communicating Threats	1	Direct Traffic	2
Disabled Motorist	7	Disturbance	23
Domestic	3	Drug Violation	4
Escort	2	Follow Up	19
Foot Patrol (Business)	229	Found Property	1
Juvenile Complaint	1	K-01 CENTRAL PARK -INCLUDES CABIN,	47
K-02 REC ACRES - INCLUDES	54	K-03 SENIOR CENTER	24
K-04 CITY HALL	1	K-05 KING LIBRARY	32
K-06 CITY WATER DEPT ON DONNAHA	1	K-07 RECYCLE CENTER	1
K-10 KING ELEMENTARY SCHOOL	31	K-12 CALVARY CHRISTIAN SCHOOL - MAIN	29
K-15 FIRST BAPTIST CHILD DEVELOPMENT	2	K-16 HARVEST TEMPLE CHILD	2
K-20 FIVE FORKS SHOPPING CENTER	44	K-21 KING SHOPPING CENTER	51
K-22 COLONY SHOPPING CENTER	60	K-23 RETAIL CIRCLE	65
K-24 DOWNTOWN SHOPS	7	K-30 402 WEST KING STREET	12
K-32 NOVANT MEDICAL ON MOORE ROAD	9	K-40 STOKES YMCA	25
K-50 ROSA TARA OFF PLANTATION DRIVE	3	K-51 CAROLINA CHRISTIAN VILLAGE ON	3
K-52 PRIDDY MANOR	14	K-53 UNIVERSAL NURSING FACILITY -	3
K-55 WALMART	58	K-56 Walgreens	2
K-8 PUBLIC WORKS	1	KING CARE CALL - SHELBY	16
KING CARE CALL-SC-BETTY JO	16	Larceny	17
License Check	2	MANPOWER	79
Mental Subject	3	Missing Person	2
Officer Assist (KPD only)	77	Open Door	19
Other	23	Overdose	2
Parking Violation (Warning)	1	Police Service	29
Process Service	5	Public Service	44
Security Check (Business)	340	Security Check (Residence)	1,079
Special Event	1	Suspicious Activity	20
Suspicious Person	21	Suspicious Vehicle	25
Traffic Crash (Non-reportable)	10	Traffic Crash (Reportable) - OCA required	16

Activity Log Event Summary (Cumulative Totals)

King Police Department
(08/01/2025 - 08/31/2025)

Traffic Stop (eCitation)	100	Traffic Stop (Warning)	98
Training	13	Trespassing	3
Unknown Nature	1	Vehicle Maintenance	2
Welfare Check	7		

Total Number Of Events: 3,006

King Senior Center

Monthly Report to Council

Sept 2025

Unduplicated participants **407**
New participants **15**
Average Daily Attendance **72**
Volunteers **7**

Senior Center Expanded Services

Exercise classes **39**
Dance Classes **8**
Special Programs **8**

Sept Highlights:

We celebrated National Senior Center Month, Falls Prevention Awareness Week and our 18th Anniversary! We hosted Stokes Senior Citizens Day with Stokes County Fair, a Medicare 101 workshop, and our Director presented an overview of senior center-based activities to County Commissioners. Stokes Pharmacy provided a well-attended Vaccination Clinic and WSSU PT students offered falls assessments. We also took a group to the Falls-Free Expo in Winston-Salem. Forty-five participants accepted our STEP-tember Walking Challenge and walked over 5 million steps during the month. Lastly our Director completed the Ann Johnson Institute Training for Senior Center Certification.

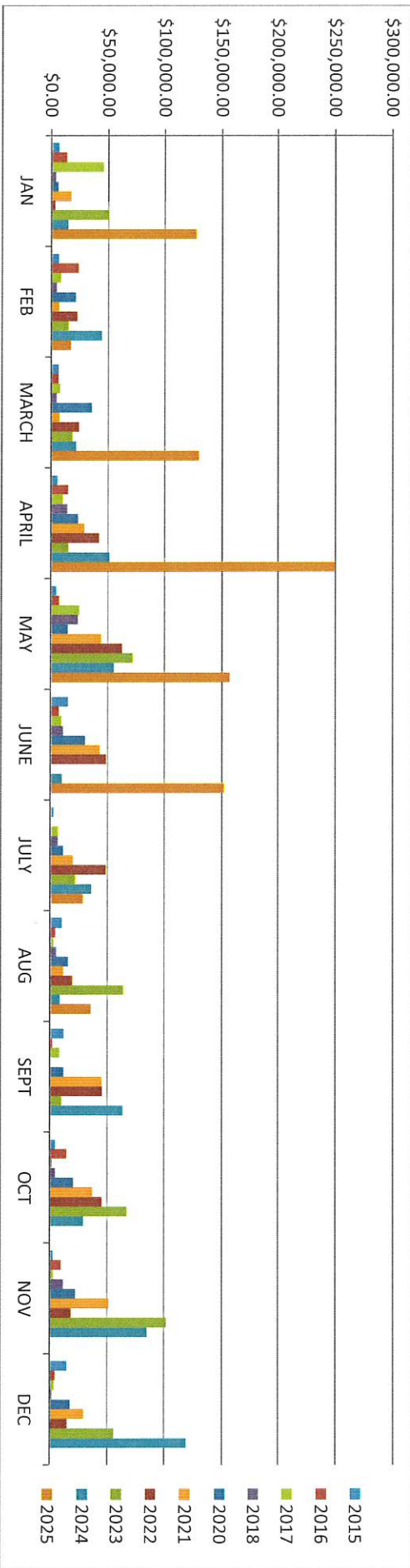
Looking ahead:

Senior Services Advisory Board will meet on October 7th at 3pm at King Senior Center. We will be hosting a Senior Health Fair on October 10th from 9am-11am and Medicare Open Enrollment appointments will be scheduled on October 28th. We are also looking forward to partnering with Stokes County Arts Council in providing a Commemorative Weaving Class each Tuesday in October.

	week 1	week 2	week 3	week 4	week 5
Exercise Classes	4	6	6	6	3
Dance Classes	6	5	6	6	1
Games	7	10	9	10	3
Mental Health	1	1	1	2	1
Cultural Arts	2	2	2	2	1
Health Services	0	0	3	3	0
Social	2	1	1	2	0
Education	0	0	3	3	
Virtual/Hybrid	1	1	1	1	2
partner classes	5	6	6	6	2
Support	1	0	0	0	0
Special Events	1	1	2	4	0

TAP FEE COMPARISON

YEAR	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2015	\$6,612.50	\$6,505.00	\$6,787.50	\$5,710.00	\$4,685.00	\$15,350.00	\$2,490.00	\$10,592.50	\$12,045.00	\$4,287.50	\$2,490.00	\$14,862.50
2016	\$13,505.00	\$23,385.00	\$6,507.50	\$15,307.50	\$7,387.50	\$7,522.50	\$0.00	\$4,505.00	\$2,042.50	\$14,522.50	\$9,970.00	\$4,780.00
2017	\$45,205.00	\$8,317.50	\$7,847.50	\$10,522.50	\$24,687.50	\$9,540.00	\$6,592.50	\$2,757.50	\$7,970.00	\$1,600.00	\$2,965.00	\$3,980.00
2018	\$3,965.00	\$5,050.00	\$5,050.00	\$14,475.00	\$23,575.00	\$11,040.00	\$6,737.50	\$5,315.00	\$0.00	\$5,055.00	\$12,032.50	\$1,990.00
2019	\$0.00	\$9,595.00	\$10,580.00	\$31,865.00	\$8,117.50	\$6,662.50	\$19,292.50	\$12,451.00	\$5,567.50	\$27,710.00	\$14,397.50	\$8,445.00
2020	\$5,995.00	\$21,217.50	\$34,980.00	\$23,820.00	\$14,710.00	\$29,965.00	\$11,385.00	\$15,655.04	\$11,857.50	\$20,140.00	\$21,907.50	\$17,793.00
2021	\$17,322.50	\$6,705.00	\$7,300.00	\$28,862.50	\$43,480.00	\$42,297.50	\$19,400.00	\$11,280.00	\$44,702.50	\$36,573.50	\$51,309.50	\$29,292.50
2022	\$3,375.00	\$22,605.00	\$24,105.00	\$41,790.00	\$62,095.00	\$48,230.00	\$48,230.00	\$19,250.00	\$45,270.00	\$44,927.50	\$18,650.00	\$15,365.00
2023	\$50,177.50	\$14,925.00	\$18,475.00	\$15,357.50	\$71,500.00	\$0.00	\$21,550.00	\$63,620.00	\$10,065.00	\$66,900.00	\$101,880.00	\$55,775.00
2024	\$14,575.00	\$44,027.50	\$21,665.00	\$51,067.50	\$55,255.00	\$9,950.00	\$35,470.00	\$8,470.00	\$63,200.00	\$28,617.50	\$84,626.00	\$118,980.00
2025	\$126,897.50	\$17,029.50	\$129,407.50	\$249,703.50	\$156,292.00	\$151,320.00	\$27,990.00	\$35,086.00				
TOTAL:	\$287,630.00	\$118,305.00	\$272,705.00	\$488,481.00	\$471,784.50	\$331,877.50	\$199,137.50	\$188,982.04	\$202,720.00	\$250,333.50	\$320,228.00	\$271,263.00



Date run: 9/10/2025 12:15:25 PM

TR-401G Net Collections Report

NCPTS V4

Data as of: 9/9/2025 10:44:20 PM

Report Parameters:

Date Sent to Finance Start: **Min - August 1, 2025**Date Sent to Finance End: **Max - August 31, 2025**Abstract Type: **BUS,IND,PUB,REI**Tax District: **KING CITY**Levy Type: **Interest, LATE LIST PENALTY, TAX, VEHICLE FEE**Tax Year: **2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016**Year For: **2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001, 1999**Collapse
Districts: **N**Default Sort-By: **Tax Year**Grouping: **Tax District, Levy Type**

Fiscal Year Activity from July 1, 20XX to August 31, 2025								Activity from August 1, 2025 to August 31, 2025			
Tax Year	Orig. Billed Amt (\$)	Abs. Adj (\$)	Bill Releases (\$)	Disc. Levy (\$)	Net Levy (\$)	Amt Collect. (\$)	Unpaid Balance (\$)	Amt Collect. (\$)	Abs. Adj (\$)	Bill Releases (\$)	Disc. Levy (\$)
		Assessor Refunds (\$)	Net Collections (\$)	Additional Levy (\$)	Collection Fee Amt (\$)	% Coll.	% Uncoll.			Assessor Refunds (\$)	Additional Levy (\$)
TAX DISTRICT: KING CITY LEVY TYPE: Interest											
2024	0.00	0.00	0.00	0.00	0.00	435.77	0.00	57.78	0.00	0.00	0.00
		0.00	435.77	0.00	0.00	NA	NA			0.00	0.00
2023	0.00	0.00	0.00	0.00	0.00	479.18	0.00	0.00	0.00	0.00	0.00
		0.00	479.18	0.00	0.00	NA	NA			0.00	0.00
2022	0.00	0.00	0.00	0.00	0.00	417.70	0.00	0.00	0.00	0.00	0.00
		0.00	417.70	0.00	0.00	NA	NA			0.00	0.00
2021	0.00	0.00	0.00	0.00	0.00	485.81	0.00	0.00	0.00	0.00	0.00
		0.00	485.81	0.00	0.00	NA	NA			0.00	0.00
2020	0.00	0.00	0.00	0.00	0.00	477.25	0.00	0.00	0.00	0.00	0.00
		0.00	477.25	0.00	0.00	NA	NA			0.00	0.00
2019	0.00	0.00	0.00	0.00	0.00	242.30	0.00	0.00	0.00	0.00	0.00
		0.00	242.30	0.00	0.00	NA	NA			0.00	0.00
2018	0.00	0.00	0.00	0.00	0.00	320.12	0.00	0.00	0.00	0.00	0.00
		0.00	320.12	0.00	0.00	NA	NA			0.00	0.00
2017	0.00	0.00	0.00	0.00	0.00	398.68	0.00	0.00	0.00	0.00	0.00
		0.00	398.68	0.00	0.00	NA	NA			0.00	0.00

2016	0.00	0.00	0.00	0.00	0.00	517.97	0.00	0.00	0.00	0.00	0.00
		0.00	517.97	0.00	0.00	NA	NA			0.00	0.00
Sub.	0.00	0.00	0.00	0.00	0.00	3,774.78	0.00	57.78	0.00	0.00	0.00
		0.00	3,774.78	0.00	0.00	NA	NA			0.00	0.00

TAX DISTRICT: KING CITY LEVY TYPE: LATE LIST PENALTY

2025	21.92	0.00	0.14	40.28	62.06	0.00	62.06	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0 %	100 %			0.00	0.00
2024	18.91	3.55	0.14	16.71	31.93	28.59	3.34	0.88	0.00	0.00	0.00
		0.00	28.59	0.00	0.00	89.54 %	10.46 %			0.00	0.00
2023	141.61	5.99	0.21	6.51	141.92	140.64	1.28	0.00	0.00	0.00	0.00
		0.00	140.64	0.00	0.00	99.10 %	0.90 %			0.00	0.00
2022	90.23	4.72	0.20	0.00	85.31	82.54	2.77	0.00	0.00	0.00	0.00
		0.00	82.54	0.00	0.00	96.75 %	3.25 %			0.00	0.00
2021	40.34	10.53	1.83	85.41	113.39	111.33	2.06	0.00	0.00	0.00	0.00
		4.72	116.05	0.00	0.00	98.18 %	1.82 %			0.00	0.00
2020	83.55	4.42	0.15	0.00	78.98	77.72	1.26	0.00	0.00	0.00	0.00
		4.42	82.14	0.00	0.00	98.40 %	1.60 %			0.00	0.00
2019	31.81	4.51	2.16	1.10	28.21	26.88	1.33	0.00	0.00	0.00	0.00
		1.13	28.01	1.97	0.00	95.29 %	4.71 %			0.00	0.00
2018	26.15	8.14	0.09	5.48	23.40	22.00	1.40	0.00	0.00	0.00	0.00
		4.60	26.60	0.00	0.00	94.02 %	5.98 %			0.00	0.00
2017	115.26	54.63	0.00	63.14	123.77	122.22	1.55	0.00	0.00	0.00	0.00
		0.00	122.22	0.00	0.00	98.75 %	1.25 %			0.00	0.00
2016	55.82	1.89	0.00	0.00	53.93	52.21	1.72	0.00	0.00	0.00	0.00
		0.00	52.21	0.00	0.00	96.81 %	3.19 %			0.00	0.00
Sub.	625.60	98.38	4.92	218.63	742.90	664.13	78.77	0.88	0.00	0.00	0.00
		14.87	679.00	1.97	0.00	89.40 %	10.60 %			0.00	0.00

TAX DISTRICT: KING CITY LEVY TYPE: TAX

2025	479,009.44	0.00	2,330.38	142.34	476,821.40	113,844.71	362,976.69	113,613.44	0.00	2,321.25	0.00
		0.00	113,844.71	0.00	0.00	23.88 %	76.12 %			0.00	0.00
2024	335,003.80	35.54	2,777.88	62.39	332,252.77	330,534.23	1,718.54	796.20	0.00	0.00	0.00
		0.00	330,534.23	0.00	0.00	99.48 %	0.52 %			0.00	0.00
2023	319,779.56	472.54	1,636.60	228.11	324,416.99	323,980.54	436.45	0.00	0.00	0.00	0.00
		0.00	323,980.54	6,518.46	0.00	99.87 %	0.13 %			0.00	0.00
2022	320,506.25	11,590.67	993.62	334.21	314,039.92	313,739.57	300.35	0.00	0.00	0.00	0.00
		0.00	313,739.57	5,783.75	0.00	99.90 %	0.10 %			0.00	0.00
2021	312,284.52	333.42	984.60	854.13	312,004.64	311,833.66	170.98	0.00	0.00	0.00	0.00
		47.25	311,880.91	184.01	0.00	99.95 %	0.05 %			0.00	0.00

2020	256,855.12	17,642.30	1,332.40	19.11	257,282.44	257,224.64	57.80	0.00	0.00	0.00	0.00
		43.29	257,267.93	19,382.91	0.00	99.98 %	0.02 %			0.00	0.00
2019	263,632.05	946.23	1,365.80	5.49	261,407.12	261,385.13	21.99	0.00	0.00	0.00	0.00
		11.23	261,396.36	81.61	0.00	99.99 %	0.01 %			0.00	0.00
2018	250,754.74	1,248.02	752.64	27.43	249,428.22	249,338.86	89.36	0.00	0.00	0.00	0.00
		45.07	249,383.93	646.71	0.00	99.96 %	0.04 %			0.00	0.00
2017	253,404.26	640.49	801.23	158.67	252,240.64	252,225.14	15.50	0.00	0.00	0.00	0.00
		46.93	252,272.07	119.43	0.00	99.99 %	0.01 %			0.00	0.00
2016	246,094.87	155.23	909.38	0.00	245,030.26	245,013.03	17.23	0.00	0.00	0.00	0.00
		0.00	245,013.03	0.00	0.00	99.99 %	0.01 %			0.00	0.00
Sub.	3,037,324.61	33,064.44	13,884.53	1,831.88	3,024,924.40	2,659,119.51	365,804.89	114,409.64	0.00	2,321.25	0.00
		193.77	2,659,313.28	32,716.88	0.00	87.91 %	12.09 %			0.00	0.00

TAX DISTRICT: KING CITY LEVY TYPE: VEHICLE FEE

2025	465.00	0.00	0.00	0.00	465.00	0.00	465.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0 %	100 %			0.00	0.00
2024	285.00	0.00	0.00	0.00	285.00	90.00	195.00	0.00	0.00	0.00	0.00
		0.00	90.00	0.00	0.00	31.58 %	68.42 %			0.00	0.00
2023	300.00	0.00	225.00	0.00	300.00	150.00	150.00	0.00	0.00	0.00	0.00
		0.00	150.00	225.00	0.00	50.0 %	50.0 %			0.00	0.00
2022	240.00	0.00	0.00	0.00	240.00	165.00	75.00	0.00	0.00	0.00	0.00
		0.00	165.00	0.00	0.00	68.75 %	31.25 %			0.00	0.00
2021	135.00	0.00	0.00	0.00	135.00	120.00	15.00	0.00	0.00	0.00	0.00
		0.00	120.00	0.00	0.00	88.89 %	11.11 %			0.00	0.00
2020	95.00	0.00	25.00	0.00	120.00	90.00	30.00	0.00	0.00	0.00	0.00
		0.00	90.00	50.00	0.00	75.00 %	25.00 %			0.00	0.00
2019	50.00	0.00	30.00	0.00	50.00	50.00	0.00	0.00	0.00	0.00	0.00
		0.00	50.00	30.00	0.00	100 %	0 %			0.00	0.00
2018	50.00	0.00	0.00	0.00	50.00	40.00	10.00	0.00	0.00	0.00	0.00
		0.00	40.00	0.00	0.00	80.0 %	20.0 %			0.00	0.00
2017	50.00	0.00	0.00	25.00	75.00	75.00	0.00	0.00	0.00	0.00	0.00
		0.00	75.00	0.00	0.00	100 %	0 %			0.00	0.00
2016	50.00	0.00	0.00	0.00	50.00	50.00	0.00	0.00	0.00	0.00	0.00
		0.00	50.00	0.00	0.00	100 %	0 %			0.00	0.00
Sub.	1,720.00	0.00	280.00	25.00	1,770.00	830.00	940.00	0.00	0.00	0.00	0.00
		0.00	830.00	305.00	0.00	46.89 %	53.11 %			0.00	0.00
Total	3,039,670.21	33,162.82	14,169.45	2,075.51	3,027,437.30	2,664,388.42	366,823.66	114,468.30	0.00	2,321.25	0.00
		208.64	2,664,597.06	33,023.85	0.00	87.88 %	12.12 %			0.00	0.00

Signature (Tax Collector) _____

COUNTY OF STOKES

Richard Brim
TAX ADMINISTRATOR



Joanne M. Fallon
DEPUTY TAX COLLECTOR

Phone (336) 593-2811

Fax (336) 593-4019

TAX COLLECTIONS OFFICE

Post Office Box 57 • 1014 Main Street • Danbury, NC 27016

Memorandum

To: Susan O'Brien, City of King Finance Director

From: Joanne Fallon, Deputy Tax Collector

RE: AUGUST 2025 Collections

Date: September 16, 2025

Below is a breakdown of collections for the month of AUGUST 2025

	LEVY	INTEREST	TOTAL
CURRENT	\$ 1,623,121.61		\$ 1,623,121.61
DELINQUENT	\$ 5,551.84	\$ 277.54	\$ 5,829.38
VEHICLE FEE			\$ 60.00
SUBTOTAL			\$ 1,629,010.99
LESS 1.75 % RETAINER			\$ (28,507.69)
ADJUSTMENT REFUND	Jacqueline Angel		\$ (277.69)
TOTAL PROPERTY TAX			\$ 1,600,225.61

If you have questions concerning the amount of the check you received,

Please contact our Finance Department at 336-593-2450.

09/22/2025 07:34 AM

Date Type Source Date

Service Name	8/7/2025 0-30 Days	7/7/2025 31-60 Days	6/7/2025 61-90 Days	5/8/2025 90+ Days	Total
WATER C IN	\$22,331.67	\$137.74	\$1,758.83	\$7,722.54	\$31,950.78
WATER IRR IN	\$29.86	\$0.00	\$0.00	\$15.74	\$45.60
WATER C OUT	\$15,373.89	\$3,543.61	\$635.96	\$29,857.29	\$49,410.75
SEWER OUT	\$30,080.83	\$323.42	\$1,134.32	\$33,420.56	\$64,959.13
SEWER IN	\$58,315.06	\$538.19	\$6,362.13	\$23,636.34	\$88,851.72
SEN SEWER IN	\$717.94	\$0.00	\$89.25	\$2,801.24	\$3,608.43
SEN SEWER OUT	\$266.80	\$0.00	\$117.80	\$622.07	\$1,006.67
SEWER IN NOHK	\$2,267.36	\$0.00	\$74.77	\$1,973.79	\$4,315.92
LANDFILL TIPFEE	\$3,814.73	\$37.73	\$161.47	\$2,512.44	\$6,526.37
BOD/TSS RES	\$3,734.27	\$46.25	\$474.82	\$3,209.81	\$7,465.15
BOD/TSS COM	\$43.50	\$0.00	\$0.00	\$21.17	\$64.67
BOD/TSS RESCOM	\$616.25	\$0.00	\$14.50	\$159.58	\$790.33
WATER SPRINKLR	\$126.60	\$0.00	\$125.80	\$0.00	\$252.40
RETURN PMT FEE	\$100.00	\$0.00	\$0.00	\$480.62	\$580.62
NONPAYMENT FEE	\$100.00	\$400.00	\$1,000.00	\$15,936.73	\$17,436.73
LANDFILL TIPFEU	\$9.60	\$0.00	\$0.00	\$38.40	\$48.00
OTHER UNK	\$0.00	\$0.00	\$0.00	\$1,626.48	\$1,626.48
YARD CART PCKUP	\$41.65	\$0.00	\$0.00	\$66.89	\$108.54
WA - PENALTY	\$0.00	\$0.00	\$0.00	\$1,508.41	\$1,508.41
PENALTY	\$5,754.66	\$611.93	\$396.93	\$6,247.10	\$13,010.62
SEWER IN PULL	\$144.21	\$0.00	\$0.00	\$0.00	\$144.21
SM01	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Totals:	\$143,918.88	\$5,638.87	\$12,346.58	\$131,857.20	\$293,761.53