



City of King City Planning Board Meeting
6:00 PM Monday, August 24, 2026

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 Paul Norman

ANNOUNCEMENTS

Notes on Announcements:

- **CITY OFFICES WILL BE CLOSED:** Monday, September 7, 2026, in observance of the Labor Day holiday.
- **DATE CHANGE:** KING CITY COUNCIL, REGULAR MEETING: **TUESDAY**, September 8, 2026, 6 p.m., City Hall Council Chambers, 229 S. Main Street
- **PARKS AND RECREATION ADVISORY BOARD, REGULAR MEETING:** Thursday, September 10, 2026, 6 p.m., Parks and Recreation Community Building Parlor Room, 107 White Road
- **STOKES COUNTY FAIR:** Tuesday-Saturday, September 15-19, 2026, American Legion 290; <http://stokescountyfair.org/>
- **COMMUNITY APPEARANCE COMMISSION:** Thursday, September 17, 2026, 2 p.m., Community Building Parlor Room, 107 White Road
- **KING PLANNING BOARD, REGULAR MEETING:** Monday, September 28, 2026, 6 p.m., City Hall Council Chambers, 229 S. Main Street.
- **WEST STOKES HIGH SCHOOL HOMECOMING PARADE:** Friday, October 2, 2026, 4:00 p.m. – 4:45 p.m.; **HOSTED BY:** West Stokes High School; **STREET CLOSURE INFORMATION:** Route Description: Dalton Road from West School Street to White Road
- **KINGFEST:** Saturday, October 3, 2026, 10:00 a.m. – 5:00 p.m.; **HOSTED BY:** King Chamber of Commerce. Food, music, crafts, contests, kids' activities, and vendors. **LOCATION:** King Central Park, 302 Kirby Road, King, NC 27021.
- **DINNER ON DALTON:** Sunday, October 4, 2026; **HOSTED BY:** Downtown King Partnership; **STREET CLOSURE INFORMATION:** Route Description: Dalton Road from Pulliam Street to Maple Street and South Main Street from Felts Drive to King Street, 12:00 p.m. – 10:00 p.m. (**Event: 4:00 p.m. – 8:00 p.m.**)
- **DOWNTOWN SAFE TRICK OR TREATING:** Saturday, October 31, 2026, 6:00 p.m. – 8:00 p.m., Downtown King area businesses. **STREET CLOSURE INFORMATION:** Route Description: Dalton Road from Pulliam Street to Maple Street and South Main Street from Felts Drive to King Street (Closure: 5:30 p.m. – 8:00 p.m.).
- **KING CHRISTMAS PARADE:** Saturday, December 5, 2026, 12:30 p.m. – 4:00 p.m.; **HOSTED BY:** King Masonic Lodge.

1. ADJUSTMENTS TO AGENDA

2. APPROVAL OF MINUTES

A. Approval of Minutes

3. DISCUSSION ITEMS

A. **PUBLIC HEARING:** Rezoning request CZ-H-I-050 by LMC Automotive & Recycling.

B. **PUBLIC HEARING:** Amendment to Chapter 14. – Flood Ordinance

C. Request for the 10/70 Provision by D & M Property Ventures, LLC.

D. Request For the 10/70 Provision by LMC Automotive.

ITEMS OF GENERAL CONCERN

ADJOURNMENT



CITY OF KING PLANNING BOARD

MEETING DATE:

08/24/2026

PART A

Subject:	APPROVAL OF MINUTES
Action Requested:	Unless any corrections are made, I recommend adopting the minutes of the May 26, 2026, Planning Board meeting as presented.
Attachments:	1. Draft copy of minutes from May 26, 2026, Planning Board meeting

Nicole Branshaw Nicole Branshaw, City Clerk	This abstract requires review by:	
	City Manager	City Attorney

PART B

Introduction and Background:
Discussion and Analysis:
Budgetary Impact:
Recommendation:
Adoption of May 26, 2026, Planning Board minutes as presented.

**MINUTES
King Planning Board
Regular Session
May 26, 2026**

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

Chairman Jeff Walker called the meeting to order.

Chaplain Scott Vernon offered the invocation.

PUBLIC COMMENT

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

1. ADJUSTMENTS TO AGENDA

No adjustments were made to the agenda.

2. APPROVAL OF MINUTES

A. Approval of Minutes - April 27, 2026

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

3. DISCUSSION ITEM

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

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

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

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

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

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

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

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

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

ITEMS OF GENERAL CONCERN

No items of general concern were raised.

ADJOURNMENT

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

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

{SEAL}

Approved by:

Jeff Walker, Chairman

Attest:

Nicole Branshaw, City Clerk



Date: May 26, 2026



PUBLIC COMMENT SIGN-UP SHEET

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

PLEASE PRINT ALL INFORMATION

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

BOARD: Planning Board
DATE: May 26, 2026
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: May 26, 2026

PUBLIC HEARING SIGN-UP SHEET

PUBLIC HEARING

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

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

PLEASE PRINT ALL INFORMATION

Section 2, Item # A.

<u>ME</u>	<u>ORGANIZATION (If Any)</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>PRO/CON</u>	<u>City Resident?</u>
					☐ yes ☐ no
					☐ yes ☐ no
					☐ yes ☐ no
					☐ yes ☐ no

BOARD: Planning Board
DATE: May 26, 2026
DOCUMENT #: 2 PAGES: 1



CITY OF KING PLANNING BOARD

MEETING DATE:
AUGUST 24, 2026

PART A

Subject:	Rezoning request CZ-H-I-050 by LMC Automotive & Recycling.	
Action Requested:	To rezone approximately 26.58-acres from L-I (Light-Industrial) to CZ-H-I (Conditional Zoning – Heavy-Industrial).	
Attachments:	• Zoning application • Paper notification • Abutting property owner's notice • Map(s) and supporting documents.	
Todd Cox, Interim Zoning Admin Emerson Wright, Planner Intern	This abstract requires review by:	
	City Manager	City Attorney

PART B

Introduction and Background:

This tract is located in the 100 Blk of Industrial Drive on the SW side and is currently zoned L-I and contains 26.58-acres of vacant land. The tract has access to city water and sewer and is outside of the corporate limits. The Owner is wanting to rezone the tract to CZ-H-I to accommodate a vehicle salvage & recycling business. The tract falls within our G-3 industrial area which would allow for this type of use as defined in Sec. 32-202. - Industrial.

Discussion and Analysis:

This tract initially was zoned L-I back when the city adopted zoning in 1985. We updated our comp plan in 2015 and identified this tract as being reserved for industrial growth, see diagram. This tract has been on the market for over 7 years with little interest due to access and topography. The current applicant, Justin & Marty Myers, own a vehicle salvage/recycling facilities in Lewisville and East Bend. They would like to expand their business and also provide a service to our area. The access and topography of this tract does not have the same impact on them as it would a traditional industrial type building with parking.

When rezoning a property to H-I, the board must weigh the effects of this type of use on the surrounding properties. H-I is our most intensive use of land and carries with it certain item that must be considered. Staff has drafted some preliminary conditions and shared them with the applicant. Hopefully they will agree with them or be willing to negotiate them.

Things to consider in this rezoning case –

- Potential environmental impacts (run-off, noise, dust/air contaminants, etc.). Will there be ground pollution, air pollution, and/or battery storage. Pest control.
- Proper setbacks and buffering. Our ordinance requires perimeter fencing which the plan has.
- Visibility – who has to see the salvage yard.
- Proximity to – schools, parks, or residential districts. We have a residential district to the north of the site; can we buffer this area enough to lesson the effects of this type of use.

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

The intents of the various use districts are as follows:

(14) ***L-I light industrial district.*** The intent of the L-I light industrial district is to provide sites for manufacturing, warehousing, processing and related uses whose operating characteristics limit their effects on adjacent uses. This district may have some outdoor fenced storage areas for materials, vehicles, and equipment.

(15) ***H-I heavy industrial district.*** The intent of the H-I heavy industrial district is to provide sites for industrial, processing and related operations whose external effects could be detrimental to certain classes of use. This H-I district shall normally be located so that traffic to and from the use has direct access to an arterial street and should be located away from highly developed residential areas.

Sec. 32-164. - Conditional districts.

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

(a) The petition is proposed or agreed to by all the owner(s) of the subject land. Specific conditions may be proposed by the petitioner or the local government or its agencies, but only those conditions mutually approved by the local government and the petitioner may be incorporated into the zoning regulations;

(b) The petition shall incorporate any proposed modifications to use, intensity, or development standards applicable in the parallel conventional use district. Conditions and site-specific standards imposed in a conditional district shall be limited to those that address the conformance of the development and use of the site to local government ordinances, plans adopted pursuant to G.S. 160D-5-1, or the impacts reasonably expected to be generated by the development or use of the site;

(c) Proposed development plans shall be prepared by a licensed design professional and shall be prepared in accordance with ordinance, comprehensive plan, city design policies and state laws

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

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

(a) The completion of the appropriate forms;

(b) Determine if the petitioner needs to hold a neighborhood meeting. This meeting will be with representatives of the petitioner and the surrounding property owners at a designated time and place prior to the public hearing and any government review. The petitioner may use a 3rd party to facilitate the meeting or conduct the meeting themselves to gather information and any concerns the surrounding neighbors may have regarding the proposed project and;

(c) Schedule the public hearing date and also affix a date for planning board review prior to the public hearing.

(3) Review by the governing board – after receiving the planning board’s recommendation, the governing board shall hold the public hearing per the requirements of Sec. 32-72. After the public hearing the board may approve, approve with conditions that are agreed upon, or deny the request. Applicant shall be notified in writing of the governing board’s decision. Decisions denied may reapply per Sec. 32-75.

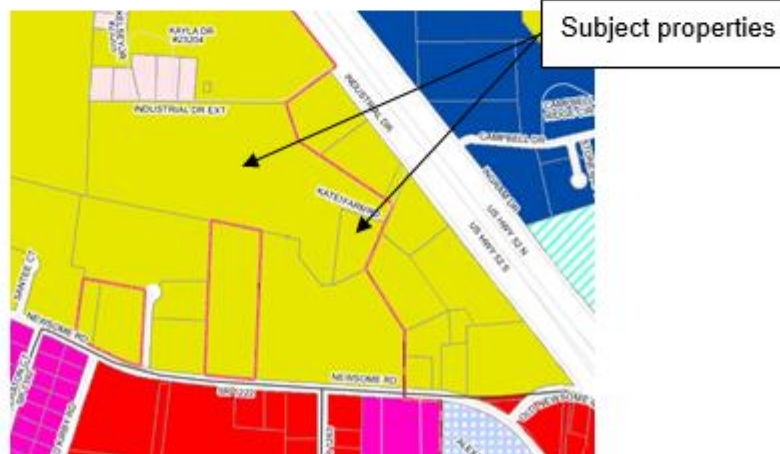
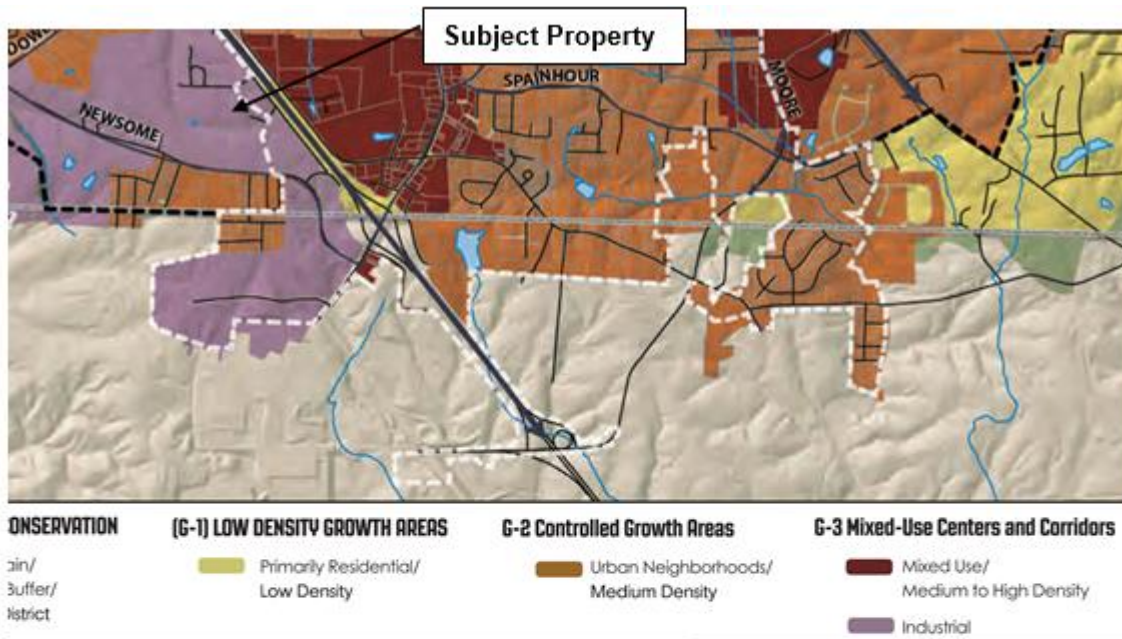
Budgetary Impact:

Additional tax base and jobs, if rezoned.

Recommendation:

Staff has reviewed the owner's request and would recommend it for approval with the following owner agreed upon conditions:

1. See attached



**CITY OF KING CONDITIONAL ZONING
CZ-H-I-050 REQUEST BY LMC AUTOMOTIVE
GRANTED**

On the date listed below, the City Council for the City of King, NC met and held a public hearing to consider the following application:

Property Owner(s): Justin and Marty Myers

Property Location: 100 Blk. of Industrial Drive

Tax ID Numbers: 5991-48-3759 & 5991-58-2334

Proposed Use of Property and relative ordinance sections: A conditional rezoning to a heavy-industrial district for use of an automotive salvage & recycling yard. As specified in Sec.32-202 Industrial under a like use of a Junkyard.

Meeting Date: Planning Board – August 24, 2026 and City Council – September 8, 2026

Having heard all the staff, applicant, public testimonies presented at the hearing, and the recommendation of the planning board, the City of King City Council finds that the application is complete, that the application complies with the applicable requirements of the city's codified ordinances for the development proposed, and the application to make use of the above-described property for the purpose indicated is hereby approved, subject to all applicable provisions of the city's ordinances, site plans, and the applicant's agreed upon conditions as follows:

1. All buffering & screening shall be continuously maintained and in good order as intended to create a proper visual screening of the property.
2. Owner shall continuously comply with all state requirements for maintaining a salvage and recycling facility per NCGS 136-144 & NCGS 156-512.
3. Owner shall install an eight-foot (8) chainlink fence with a barbed wire top. Fence shall have lattice strips or similar installed in the fencing to create a "close to" opaque fence. Fence shall be installed on the interior side of any buffer or existing vegetation.
4. Interior retention pond shall catch all onsite contaminants and shall be maintained on a regular basis so as not to contaminate onsite or offsite soils or water ways.
5. Stacking of vehicles shall be a maximum of 2 vehicles high, if used. Stacking shall never exceed the height of the fencing/buffer.
6. Owner shall continuously prevent the breeding of vectors (mosquitoes, rats, other vermin). Owner shall contract with a licensed pest control company for quarterly treatment of the site for these types of vermin. Records of those visits by the pest control company shall be kept onsite as proof of compliance.
7. Owner shall not create another entrance to the subject property (ID # listed above) from Industrial Drive without City Council's approval. A site plan modification would be required.

8. All vehicle draining of fluids and removal of any potentially toxic material or part shall be done on a surface that can capture and retain any spilt fluids or toxic materials.

LMC Automotive, owners of the above-identified project for the above conditional zoning, does hereby acknowledge receipt of the conditions for this zoning approval issued by the City Council of King and agrees with them. The undersigned does hereby acknowledge that no work may be done pursuant to this approval except in accordance with all its site plan, conditions and requirements and that this restriction shall be binding on them and their successors in interest.

Owner/agent (signature & Date)

Owner (signature & Date)

NORTH CAROLINA

STOKES COUNTY

I, _____, a Notary Public in and for said County and State, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the _____ day of _____, 20_____.

Notary Public: _____ (Seal)
(Signature)

County of Commission: _____

Commission Expires: _____

(Mayor's Signature)

(Date)

CITY OF KING ZONING ACTION REQUEST/PERMIT

REQUEST NO. **CZ-H-I-050**

I. APPLICANT: Justin & Marty Myers **DATE OF REQUEST:** 6-30-2026
ADDRESS: 7481 Shallowford Road/2828 Tom's Ridge Lane **COUNTY:** Stokes **TOWNSHIP:** Yadkin
Lewisville, NC 27023/East Bend, NC 27018 **DEED BOOK:** 554 **PAGE:** 1240
TELEPHONE: (336) 407-4343/336.407.9262 **TAX MAP:** 5991-48/58 **PARCEL:** 3759/2334
ZONING DISTRICT: L-I (Light-Industrial) **SUBDIVISION LOT NO.:** N/A
OWNERS (SUBJECT & ABUTTING PROPERTIES): See Site Plan

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

THE REQUESTED ACTION IS: Approval of the conditional rezoning of a 26.58-acre tract to CZ-H-I.

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

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

III. INDICATE TYPE REQUEST:

 REZONING PERMIT
X **CONDITIONAL ZONING REQUEST**
 SPECIAL USE PERMIT
 VARIANCE PERMIT
 TEMPORARY PERMIT (SITE INSP.)

 TEMPORARY PERMIT (NO SITE INSP.)
 MINOR SUBDIVISION PLAT REVIEW
 MAJOR SUBDIVISION PLAT REVIEW
 PLAT FILING FEE
 WATERSHED REVIEW

Justin & Marty Myers
 APPLICANT'S OR AGENTS SIGNATURE

Dwight Z. Cop
 ZONING ENFORCEMENT OFFICER

(SEE FEE SCHEDULE) **TOTAL FEE DUE:** \$2,000.00 + \$783.45 (Advert.) = \$2,783.45

IV. PLANNING BOARD WILL REVIEW (IF REQUIRED): August 24, 2026, at 6 pm at city hall

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

COUNCIL WILL REVIEW & HOLD PUBLIC HEARING (IF REQUIRED): September 8, 2026, at 6 pm at city hall

PROPERTY POSTED BY: August 18, 2026

NOTIFICATIONS MAILED BY: August 18, 2026

NEWSPAPER ADVERTISEMENT: August 20, 2026 & August 27, 2026

V. ACTION BY PLANNING BOARD/BOARD OF ADJUSTMENT

APPROVAL/RECOMMENDATION **DISAPPROVAL** **APPROVAL WITH MODIFICATIONS:**

 DATE

 CHAIRMAN

VI. ACTION BY CITY COUNCIL

APPROVAL **DISAPPROVAL** **APPROVAL WITH MODIFICATIONS/CONDITIONS:**

 COMMENTS:

 DATE

 MAYOR

Please publish in the Stokes News August 13, 2026, and August 20, 2026; Affidavit required

**City of King
Notice of Public Hearing**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the **City Council** of King at the King City Hall, 229 S. Main St., on the **8th day of September 2026**, beginning at 6 p.m., for the purpose of considering the following:

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

Item 1: Rezoning request **CZ-H-I-050**, by Marty and Justin Myers of Lewisville/East Bend, NC, to rezone approximately 26.58 acres from **L-I** (Light-Industrial) to **CZ-H-I** (Conditional Zoning-Heavy-Industrial) for the purpose of constructing a car salvage yard. Subject properties are listed as being SCTM 5991-48-3759 and 5991-58-2334 and is found in the 100 block of Industrial Drive on the Southwest side.

In accordance with the Code of Ordinances, Chapter 32-Zoning, Sec. 32-96 the City of King **Planning Board/Board of Adjustment** will hold a review session and make a recommendation to the city council on the foregoing amendment on **August 24, 2026**, at 6 p.m. at City Hall.

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

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

Nicole Branshaw, NCCMC
City Clerk



ORDINANCE NO. 2026-16

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF KING, NORTH CAROLINA

WHEREAS, the King City Council of King, North Carolina, has the authority pursuant to Part 3 of Article 6 of Chapter 160D of the North Carolina General Statutes to adopt and amend zoning ordinances and map designations; and

WHEREAS, a request has been made by LMC Automotive to rezone property located at SCTM 5991-48-3759 & 5991-58-2334, currently zoned as L-I (Light-Industrial), to CZ-H-I (Conditional Zoning-Heavy-Industrial); and

WHEREAS, the Planning Board reviewed the proposed rezoning request on August 24, 2026, and recommended approval of the amendment; and

WHEREAS, a public hearing was properly noticed and held by the City of King on September 8, 2026 to consider the proposed amendment; and

WHEREAS, the King City Council has reviewed the request in light of the adopted comprehensive plan and other applicable adopted plans and finds that:

1. The proposed zoning map amendment is consistent with the Stokes 2035 Comprehensive Plan, specifically in that the subject tract falls within a G-3 Mixed-Use Centers and Corridors and allows for Industrial uses;
2. The proposed rezoning is reasonable and in the public interest because it matches adjacent land use districts, has access to public utilities & roads, and would not endanger the health, safety, or general welfare of those around the use;

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

Section 1. The Official Zoning Map of the City of King is hereby amended by changing the zoning classification of the property (26.58-acres) listed as SCTM 5991-48-3759 & 5991-58-2334 from **L-I** (Light-Industrial) to **CZ-H-I** (Conditional Zoning-Heavy-Industrial), as shown in the map attached hereto.

Section 2. The rezoning is subject to the following site plans and conditions voluntary offered by the applicant: see attached site plan and conditions

Section 3. This ordinance shall become effective immediately upon its adoption.

ADOPTED this 8th day of September, 2026.

Signature of Mayor

Date

ATTEST:

Signature of City Clerk

Date

REQUEST NO. CZ-H-I-050

NOTIFICATION OF
ZONING CLASSIFICATION ACTION
MAILING LIST

I. PROPERTY OWNER (S)

A. NAME: Fron Mule LLC
ADDRESS: 2622 N Friendship Rd
King, NC 27021
TELEPHONE NO. _____
MAP # 83 ZONING DIST. L-I
PARCEL # 37

B. NAME _____
ADDRESS: _____
TELEPHONE NO. _____
MAP # _____ ZONING DIST. _____
PARCEL # _____

II. ABUTTING PROPERTY OWNER (S):

A. NAME: Salem Dare Properties LLC
ADDRESS: 220 Ellis Crest Ln
Pilot Mountain, NC 27041
TELEPHONE NO. _____
MAP # 83 ZONING DIST. L-I
PARCEL # 32

B. NAME: Pathway Chapel Church of God
ADDRESS: 312 Newsome Rd
King, NC 27021
TELEPHONE NO. _____
MAP # 83 ZONING DIST. L-I
PARCEL # 31A

C. NAME: Redmon-Shand Properties LLC
ADDRESS: 1005 Cass Collins Rd
Germananton, NC 27019
TELEPHONE NO. _____
MAP # 83 ZONING DIST. L-I
PARCEL # 31H

D. NAME: Holder Solar Farm LLC
ADDRESS: 7525 Peggy Dr
Clemmons, NC 27012
TELEPHONE NO. _____
MAP # 73 ZONING DIST. L-I
PARCEL # 27

E. NAME: Samuel + Loretta Chamberlain
ADDRESS: P.O. Box 1696
King, NC 27021
TELEPHONE NO. _____
MAP # 83 ZONING DIST. R-MH-2
PARCEL # 38A

F. NAME: Samuel + Loretta Chamberlain
ADDRESS: 6090 Richmond Oaks Rd
Tobaccoville, NC 27050
TELEPHONE NO. _____
MAP # 83 ZONING DIST. R-MH-2
PARCEL # 38E

G. NAME: Betty Chamberlain
ADDRESS: P.O. Box 901
King, NC 27021
TELEPHONE NO. _____
MAP # 83 ZONING DIST. R-MH-2
PARCEL # 38D

H. NAME: Linda Flippin
ADDRESS: 104 Kayla Dr
King, NC 27021
TELEPHONE NO. _____
MAP # 83 ZONING DIST. R-MH-2
PARCEL # 38B

I. NAME: Dynamic Real Estate Development LLC
ADDRESS: P.O. Box 429
King, NC 27021
TELEPHONE NO. _____
MAP # 83 ZONING DIST. L-I
PARCEL # 36A

J. NAME: HPM3 Properties LLC
ADDRESS: P.O. Box 872
MT. AIRY, NC 27030
TELEPHONE NO. _____
MAP # 83 ZONING DIST. L-I
PARCEL # 35

K-050-D

REQUEST NO. CZ-H-I-050

NOTIFICATION OF
ZONING CLASSIFICATION ACTION
MAILING LIST

II. ABUTTING PROPERTY OWNER (S):

K. NAME: Red Oak Properties NC LLC
ADDRESS: 153 Matthews Cir
Pilot Mountain, NC 27041
TELEPHONE NO. _____
MAP # 83 ZONING DIST. L-I
PARCEL # 35B

M. NAME: _____
ADDRESS: _____
TELEPHONE NO. _____
MAP # _____ ZONING DIST. _____
PARCEL # _____

O. NAME: _____
ADDRESS: _____
TELEPHONE NO. _____
MAP # _____ ZONING DIST. _____
PARCEL # _____

Q. NAME: _____
ADDRESS: _____
TELEPHONE NO. _____
MAP # _____ ZONING DIST. _____
PARCEL # _____

S. NAME: _____
ADDRESS: _____
TELEPHONE NO. _____
MAP # _____ ZONING DIST. _____
PARCEL # _____

K-050-D

L. NAME _____
ADDRESS: _____
TELEPHONE NO. _____
MAP # _____ ZONING DIST. _____
PARCEL # _____

N. NAME _____
ADDRESS: _____
TELEPHONE NO. _____
MAP # _____ ZONING DIST. _____
PARCEL # _____

P. NAME _____
ADDRESS: _____
TELEPHONE NO. _____
MAP # _____ ZONING DIST. _____
PARCEL # _____

R. NAME _____
ADDRESS: _____
TELEPHONE NO. _____
MAP # _____ ZONING DIST. _____
PARCEL # _____

T. NAME _____
ADDRESS: _____
TELEPHONE NO. _____
MAP # _____ ZONING DIST. _____
PARCEL # _____



PUBLIC HEARING NOTICE

CITY OF KING

NOTICE OF PROPOSED ZONING CLASSIFICATION ACTION

In the accordance with North Carolina General Statute 160D-601, notice is hereby given that the herein zoning classification action has been requested for property located: in the 100 Blk. of Industrial Drive being listed as SCTM 5991-48-3759 & 5991-58-2334.

As required by NCGS 160D-601, You as (X) owner of the proposed property zoning classification action hearing described above and/or () an abutting property owner to the aforementioned property are advised that LMC Automotive of Lewisville & East Bend, NC has requested that the City of King take the following action with regards to the property at the aforementioned location: to rezone approximately 26.58-acres from L-I (Light-Industrial) to CZ-H-I (Condition Zoning – Heavy - Industrial) for the purpose of operating an automotive salvage & recycling business per the requirements of the city's zoning ordinance and any conditions assigned to the project at the King City Council meeting.

Be advised that the **City Council of King** will review and take action on this request at City Hall (229 S. Main St.) on September 8, 2026, at 6:00 p.m., prior to this hearing the King **Planning Board** will review the request and make a recommendation on August 24, 2026, at City Hall at 6:00 p.m. **Surrounding property owners and other interested persons are welcome to attend the Public Hearing to provide their comments and questions.**

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

Zoning Enforcement Officer



PUBLIC HEARING NOTICE

CITY OF KING

NOTICE OF PROPOSED ZONING CLASSIFICATION ACTION

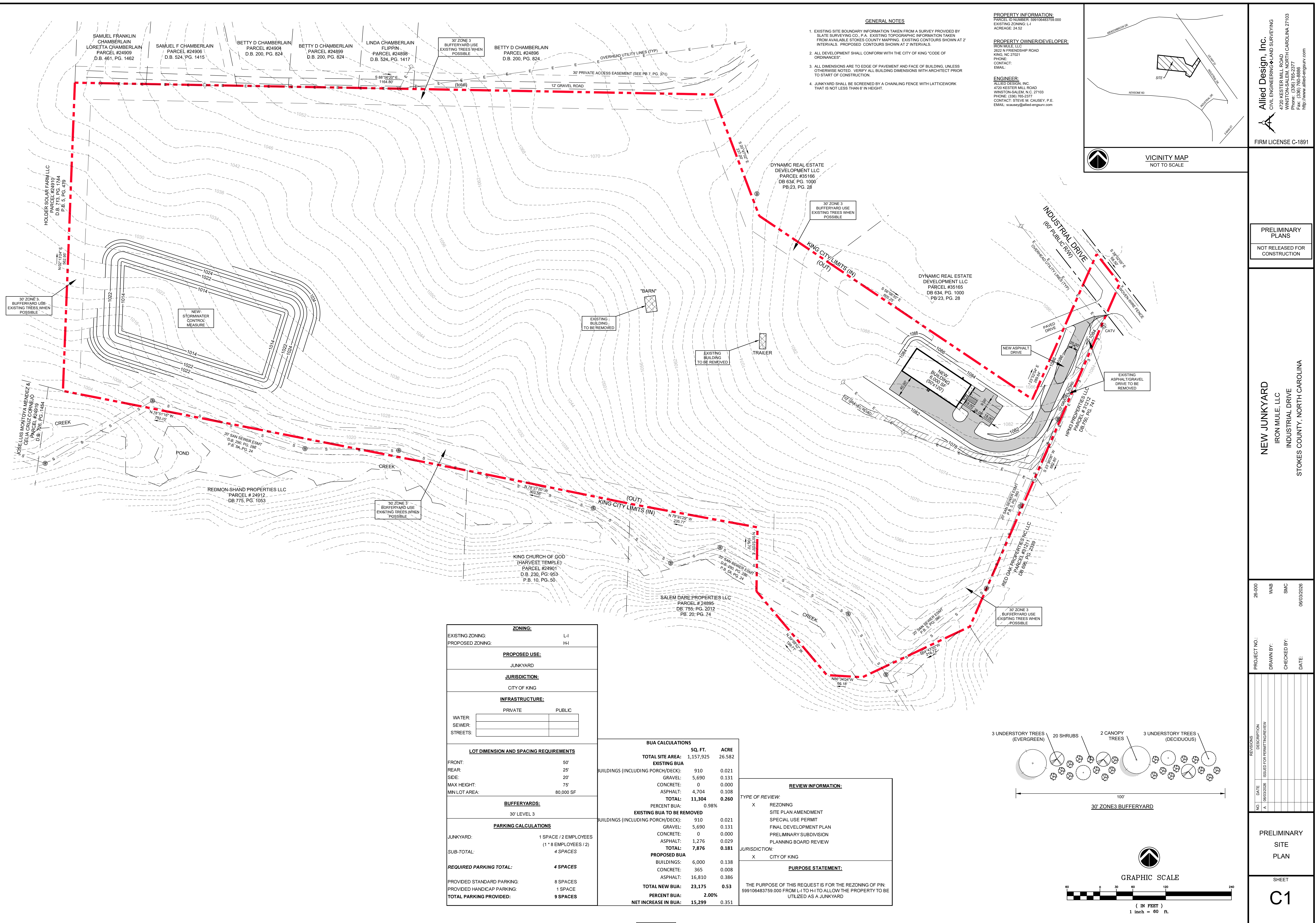
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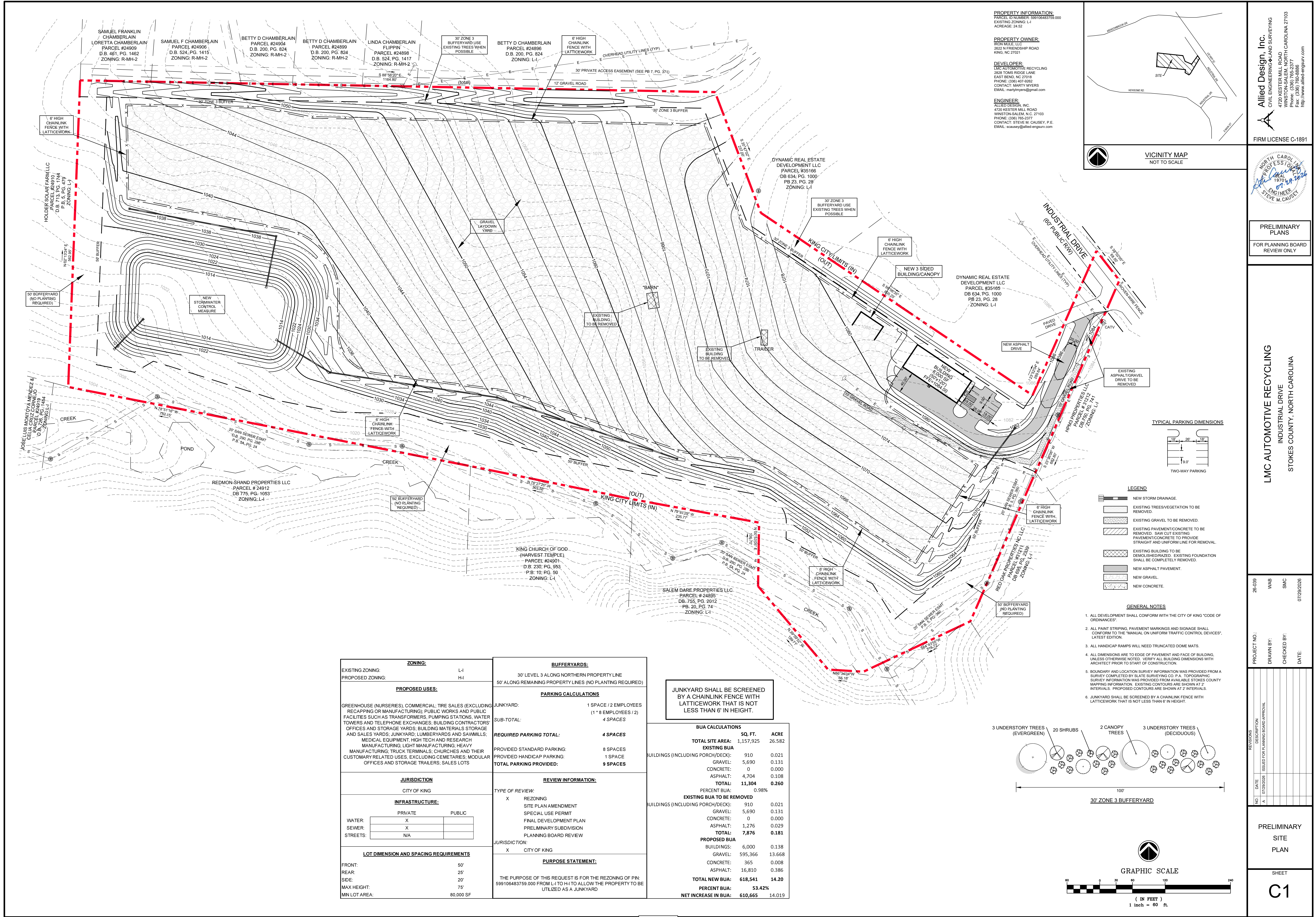
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Zoning Enforcement Officer

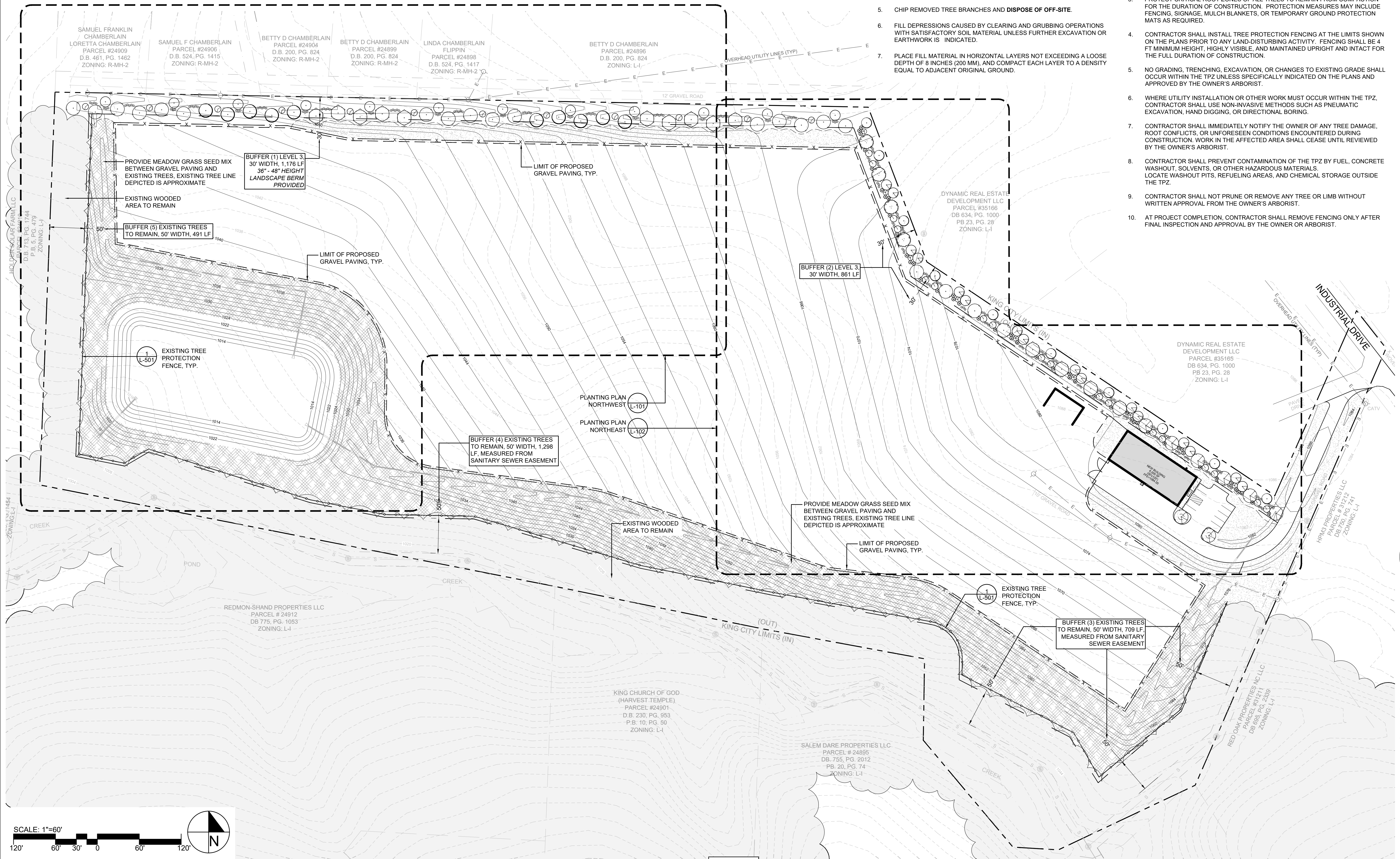




L-100	OVERALL SITE LANDSCAPE AND KEY PLANS
L-101	PLANTING PLAN NORTHWEST
L-102	PLANTING PLAN NORTHEAST
L-501	PLANTING DETAILS AND CALCULATIONS

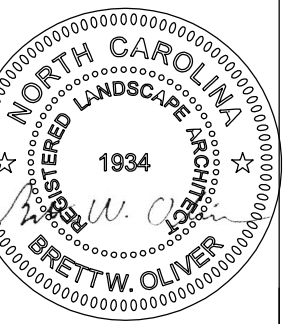
1. REMOVE OBSTRUCTIONS, TREES, SHRUBS, AND OTHER VEGETATION TO PERMIT INSTALLATION OF NEW CONSTRUCTION.
2. DO NOT REMOVE TREES, SHRUBS, AND OTHER VEGETATION INDICATED TO REMAIN OR TO BE RELOCATED.
3. GRIND DOWN STUMPS AND REMOVE ROOTS, OBSTRUCTIONS, AND DEBRIS TO A DEPTH OF **18 INCHES** BELOW EXPOSED SUBGRADE.
4. USE ONLY HAND METHODS FOR GRUBBING WITHIN PROTECTION ZONES.
5. CHIP REMOVED TREE BRANCHES AND **DISPOSE OFF-SITE**.
6. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
7. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES (200 MM), AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.

1. CONTRACTOR SHALL NOT OPERATE VEHICLES, STORE VEHICLES OR MATERIALS, STOCKPILE SOIL, OR DISPOSE OF ANY WASTE MATERIALS WITHIN THE TREE DRIPLINE OR DESIGNATED TREE PROTECTION ZONE (TPZ).
2. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE UNDER THE DIRECTION OF A CERTIFIED ARBORIST SELECTED BY THE OWNER. REPAIRS MAY INCLUDE ROOT PRUNING, CROWN PRUNING, SOIL REMEDIATION, OR OTHER MEASURES AS RECOMMENDED BY THE ARBORIST.
3. PROTECT CRITICAL ROOT ZONES OF ALL TREES TO REMAIN FROM COMPACTION FOR THE DURATION OF CONSTRUCTION. PROTECTION MEASURES MAY INCLUDE FENCING, SIGNAGE, MULCH BLANKETS, OR TEMPORARY GROUND PROTECTION MATS AS REQUIRED.
4. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AT THE LIMITS SHOWN ON THE PLANS PRIOR TO ANY LAND-DISTURBING ACTIVITY. FENCING SHALL BE 4 FT MINIMUM HEIGHT, HIGHLY VISIBLE, AND MAINTAINED UPRIGHT AND INTACT FOR THE FULL DURATION OF CONSTRUCTION.
5. NO GRADING, TRENCHING, EXCAVATION, OR CHANGES TO EXISTING GRADE SHALL OCCUR WITHIN THE TPZ UNLESS SPECIFICALLY INDICATED ON THE PLANS AND APPROVED BY THE OWNER'S ARBORIST.
6. WHERE UTILITY INSTALLATION OR OTHER WORK MUST OCCUR WITHIN THE TPZ, CONTRACTOR SHALL USE NON-INVASIVE METHODS SUCH AS PNEUMATIC EXCAVATION, HAND DIGGING, OR DIRECTIONAL BORING.
7. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY TREE DAMAGE, ROOT CONFLICTS, OR UNFORESEEN CONDITIONS ENCOUNTERED DURING CONSTRUCTION. WORK IN THE AFFECTED AREA SHALL CEASE UNTIL REVIEWED BY THE OWNER'S ARBORIST.
8. CONTRACTOR SHALL PREVENT CONTAMINATION OF THE TPZ BY FUEL, CONCRETE WASHOUT, SOLVENTS, OR OTHER HAZARDOUS MATERIALS. LOCATE WASHOUT PITS, REFUELING AREAS, AND CHEMICAL STORAGE OUTSIDE THE TPZ.
9. CONTRACTOR SHALL NOT PRUNE OR REMOVE ANY TREE OR LIMB WITHOUT WRITTEN APPROVAL FROM THE OWNER'S ARBORIST.
10. AT PROJECT COMPLETION, CONTRACTOR SHALL REMOVE FENCING ONLY AFTER FINAL INSPECTION AND APPROVAL BY THE OWNER OR ARBORIST.



BETTY D CHAMBERLAIN
PARCEL #24896
D.B. 200, PG. 824
ZONING: L-1

LMC AUTOMOTIVE RECYCLING
INDUSTRIAL DRIVE
STOKES COUNTY, NORTH CAROLINA

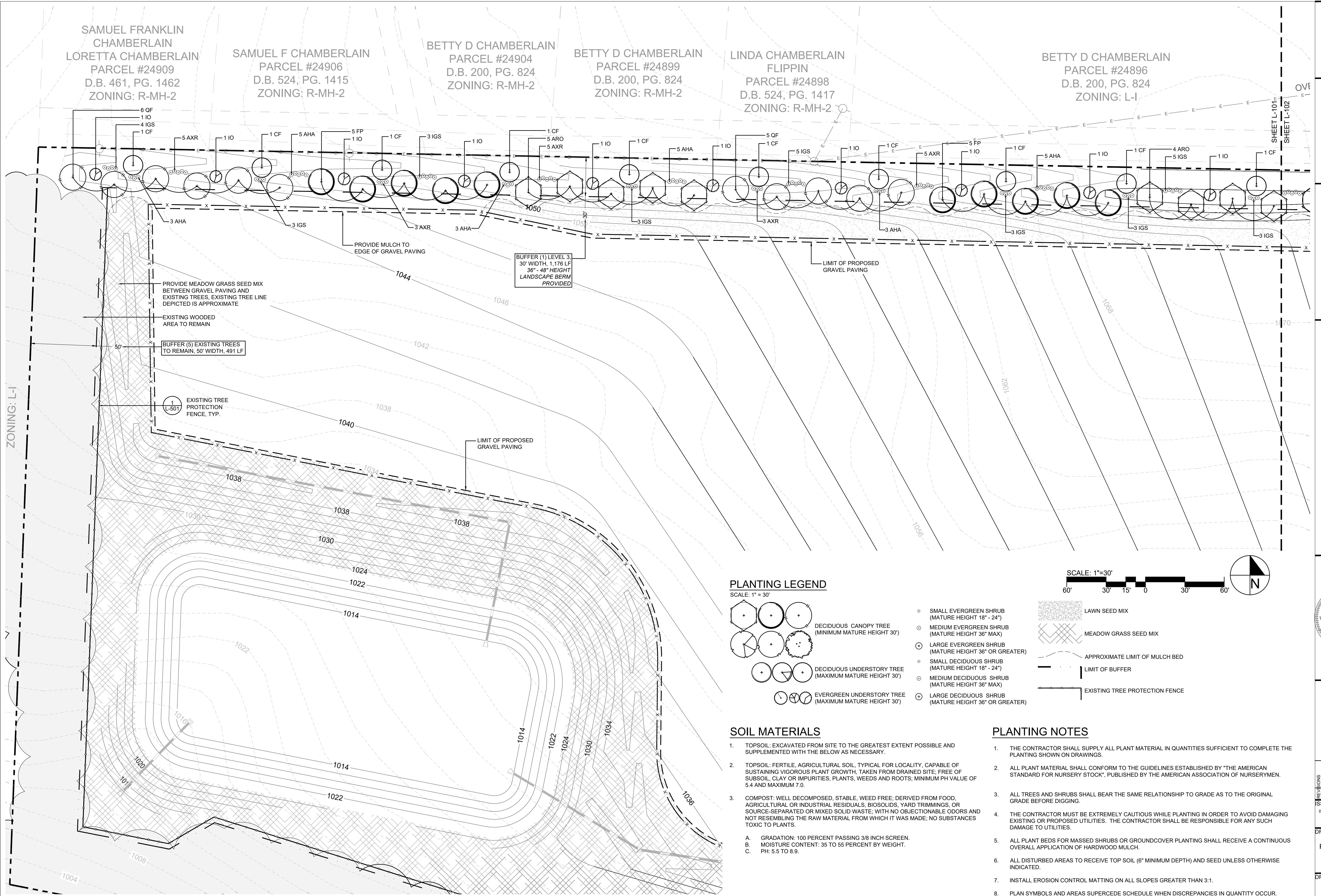
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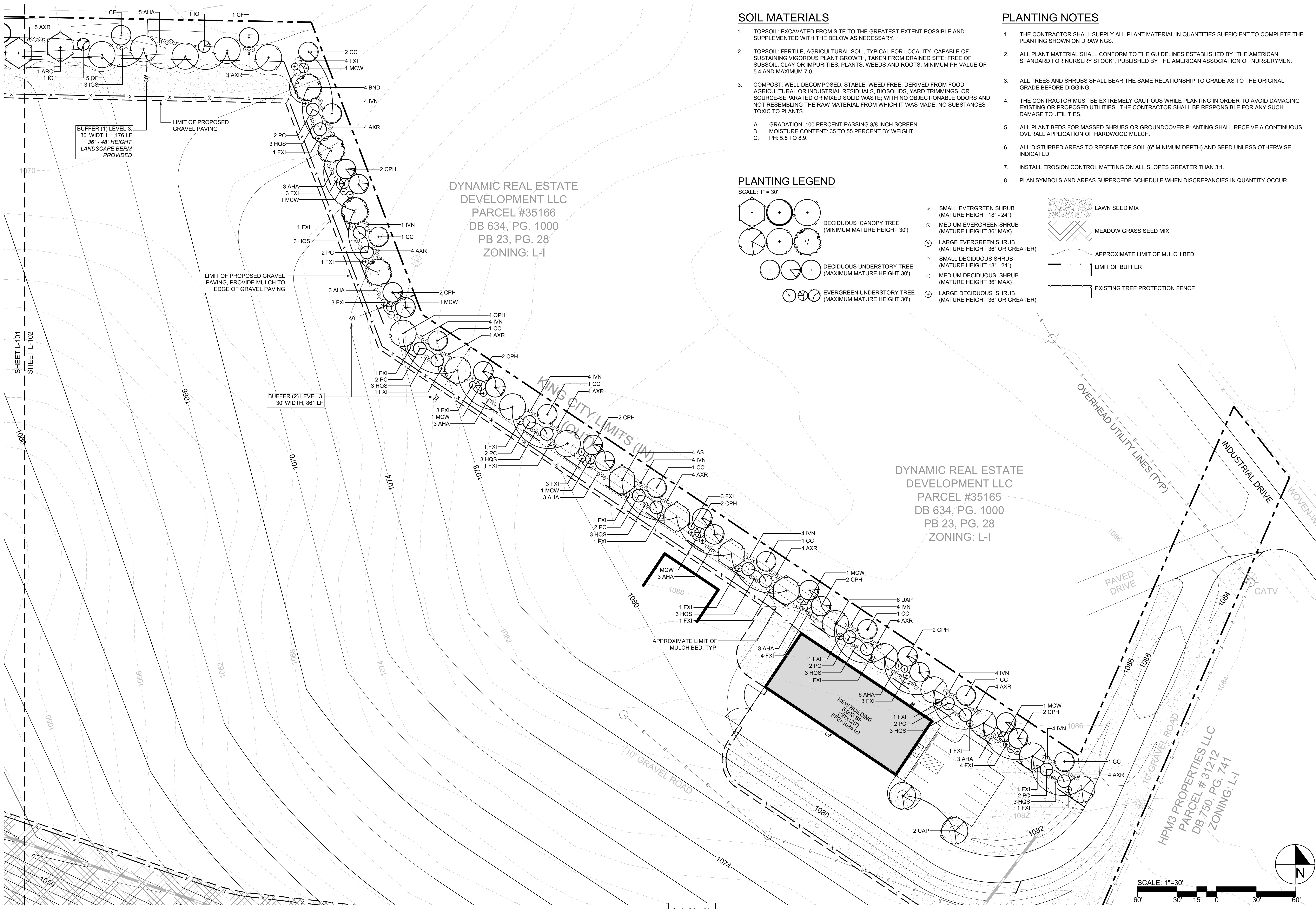
DRAWING TITLE

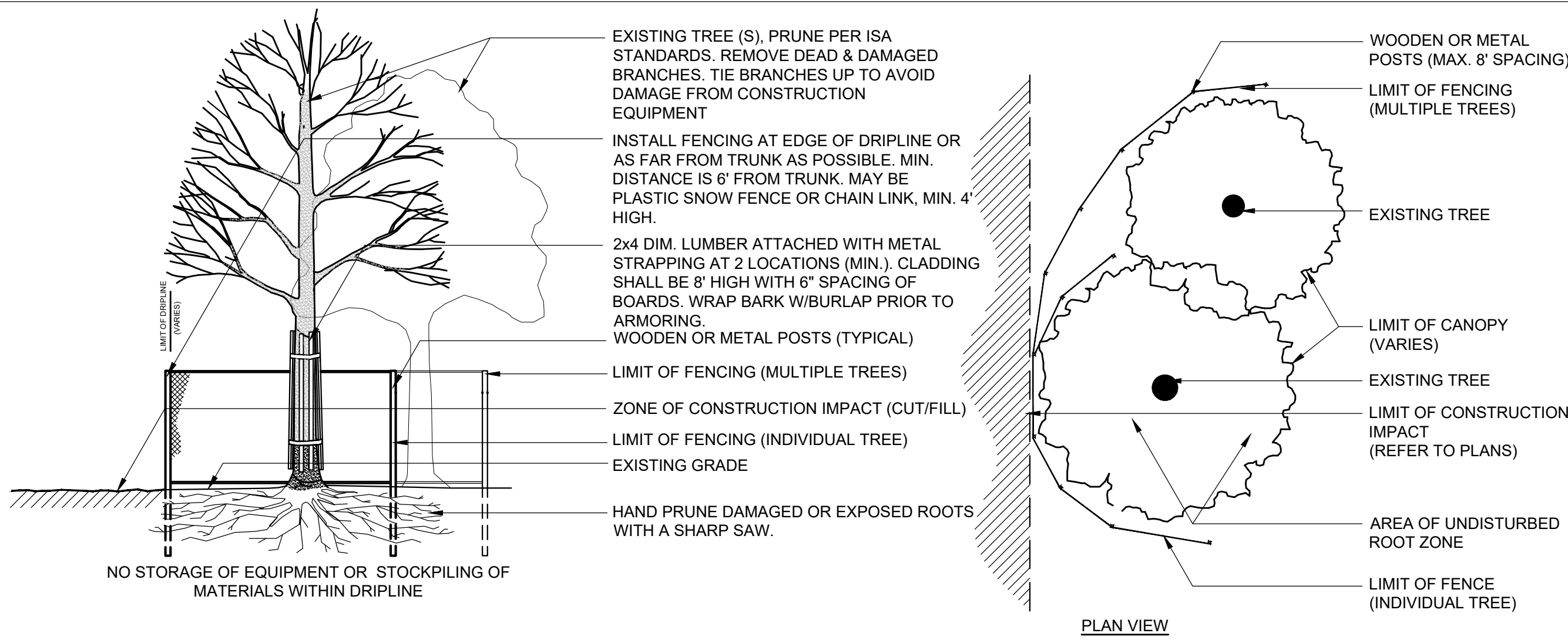
PLANTING PLAN
NORTHWEST

DRAWING NUMBER

L-101

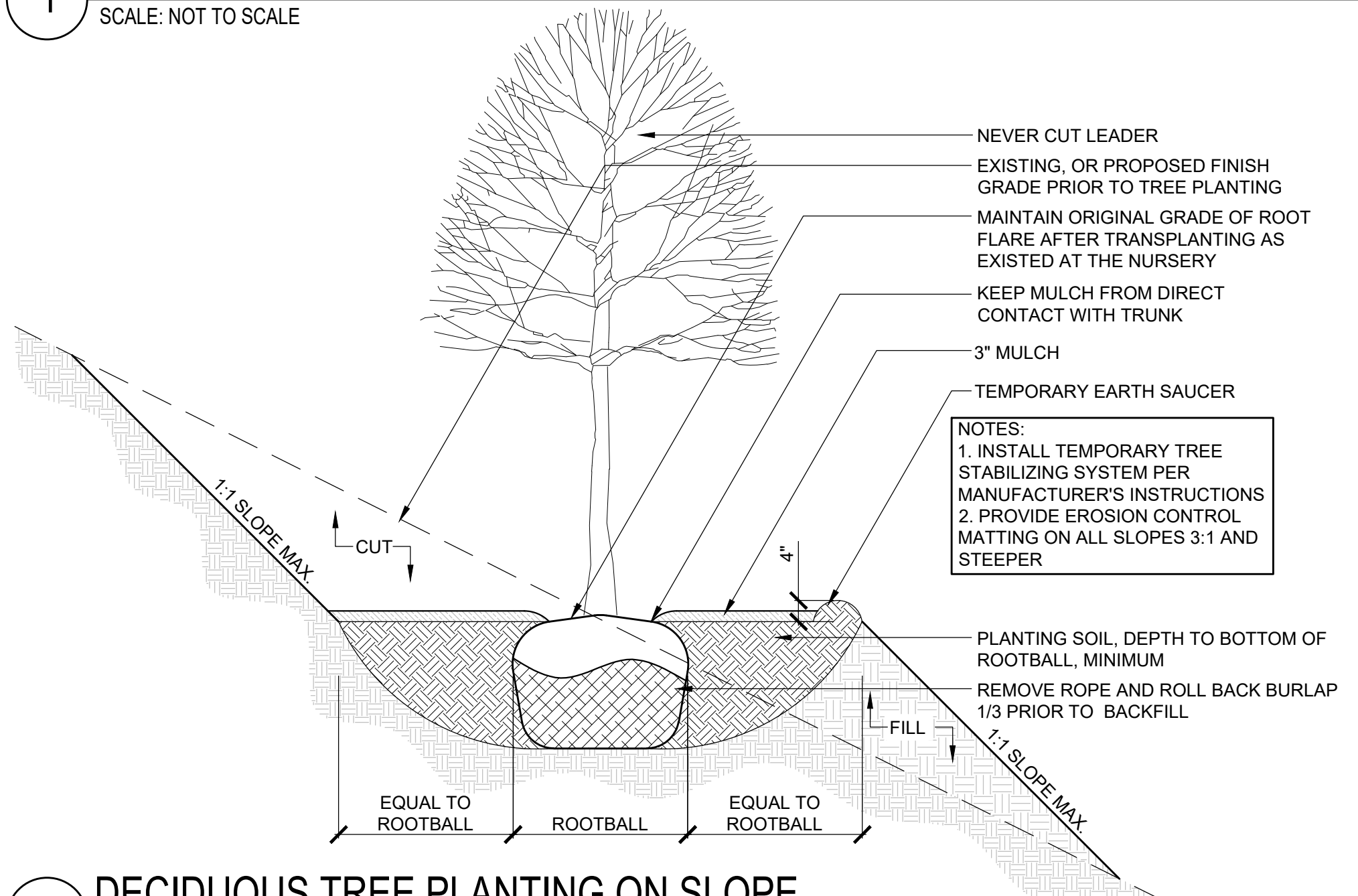






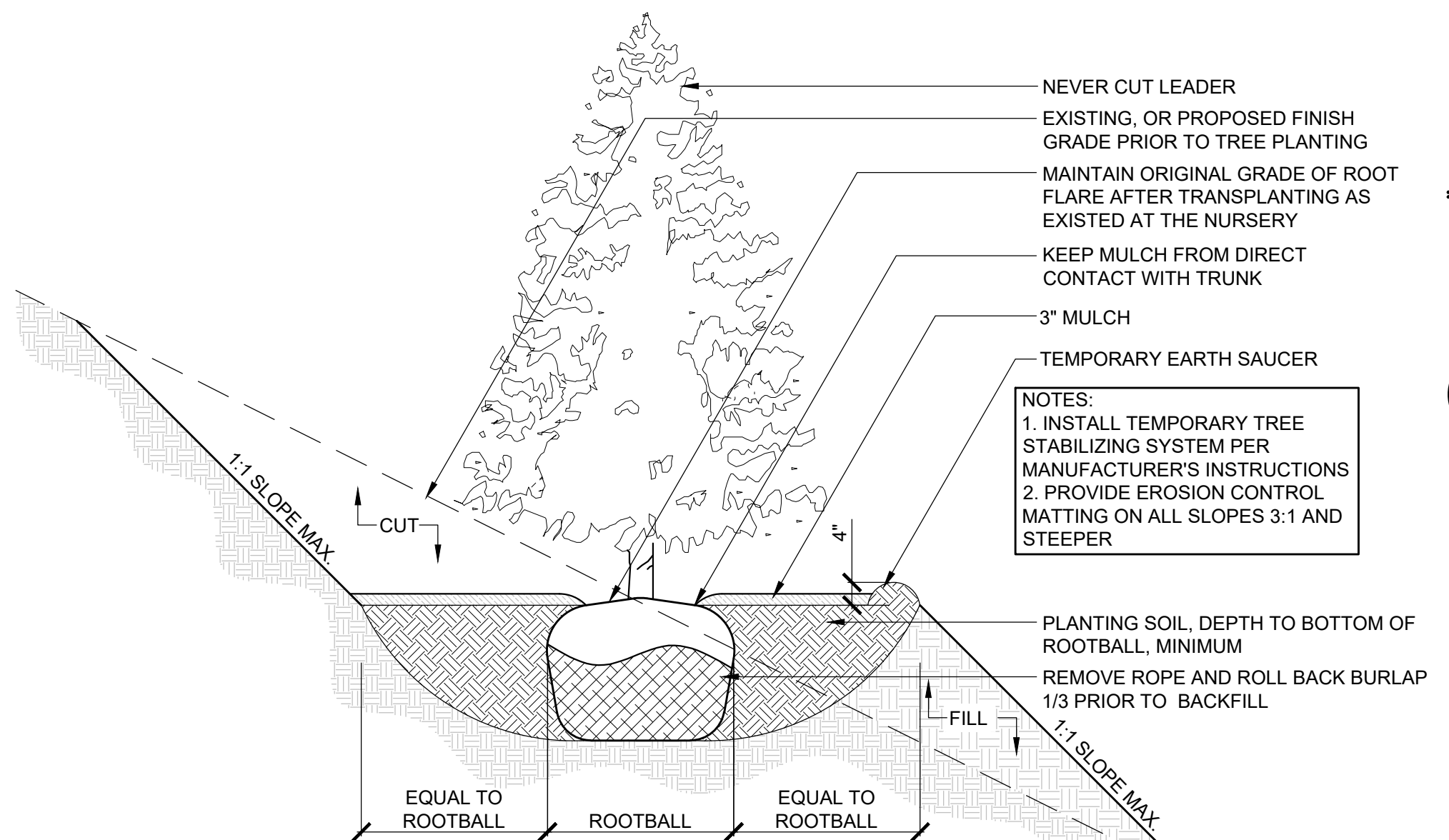
1 EXISTING TREE PROTECTION

SCALE: NOT TO SCALE



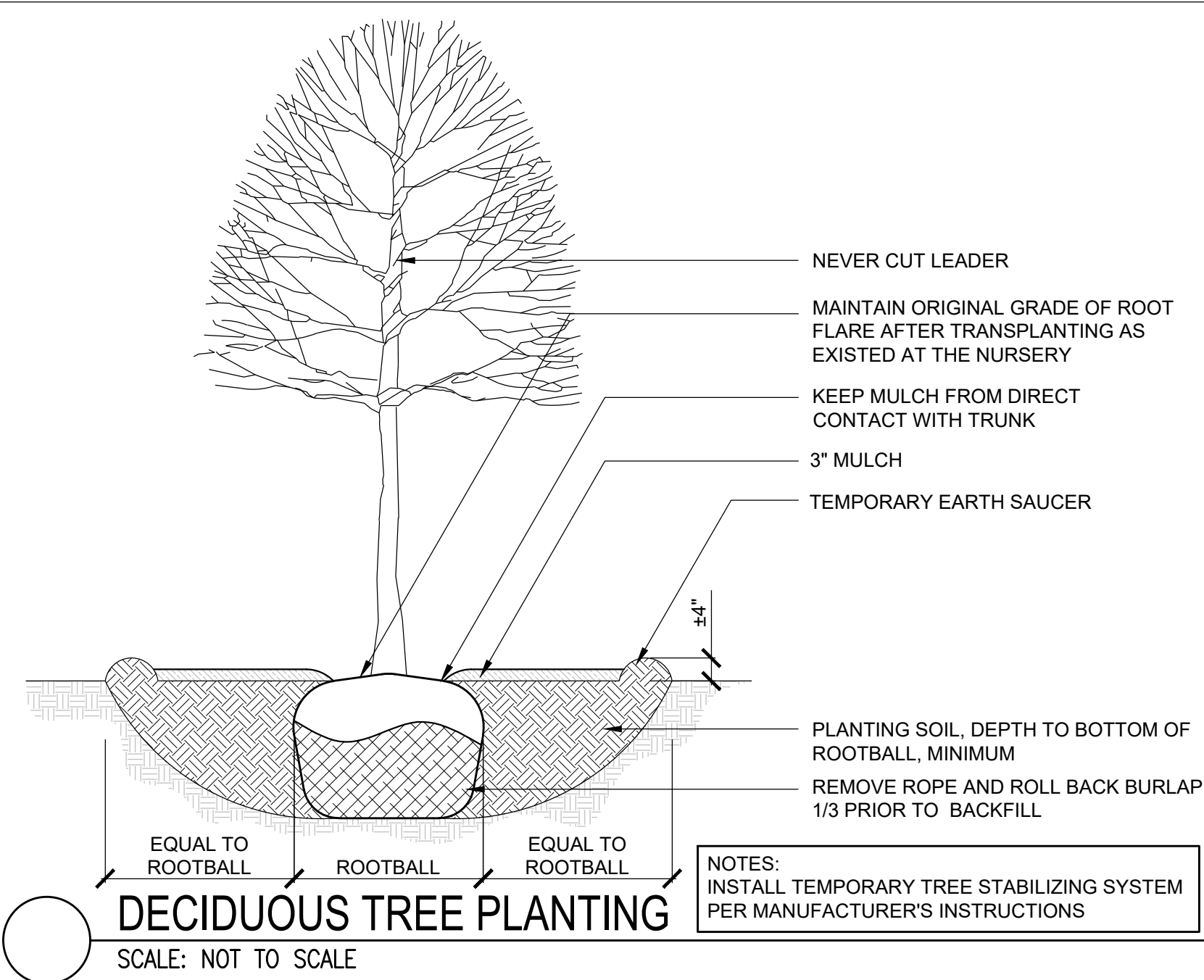
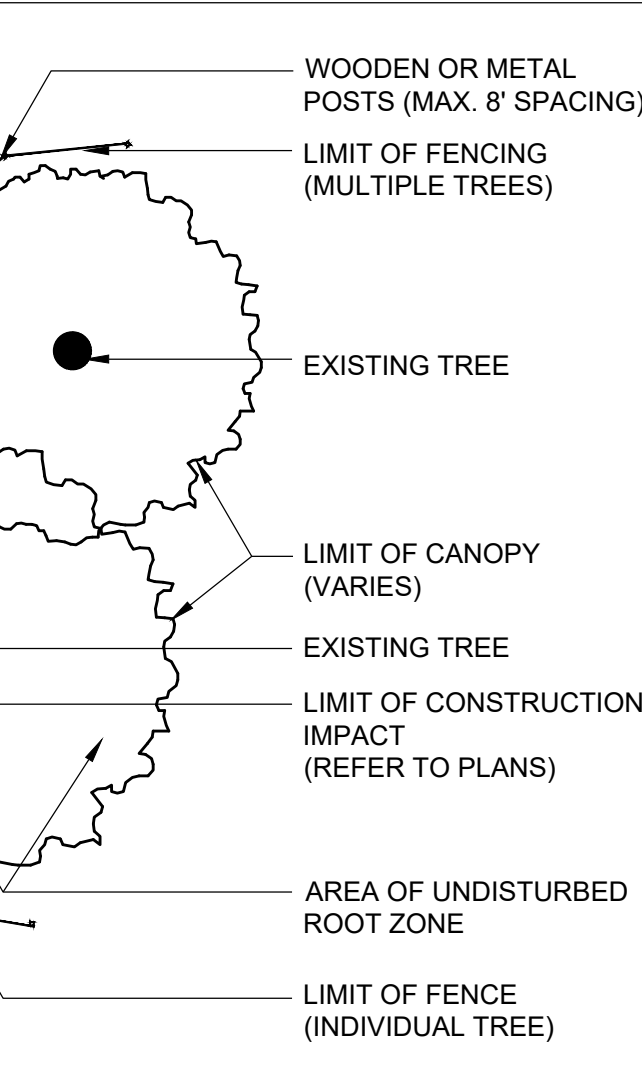
DECIDUOUS TREE PLANTING ON SLOPE

SCALE: NOT TO SCALE



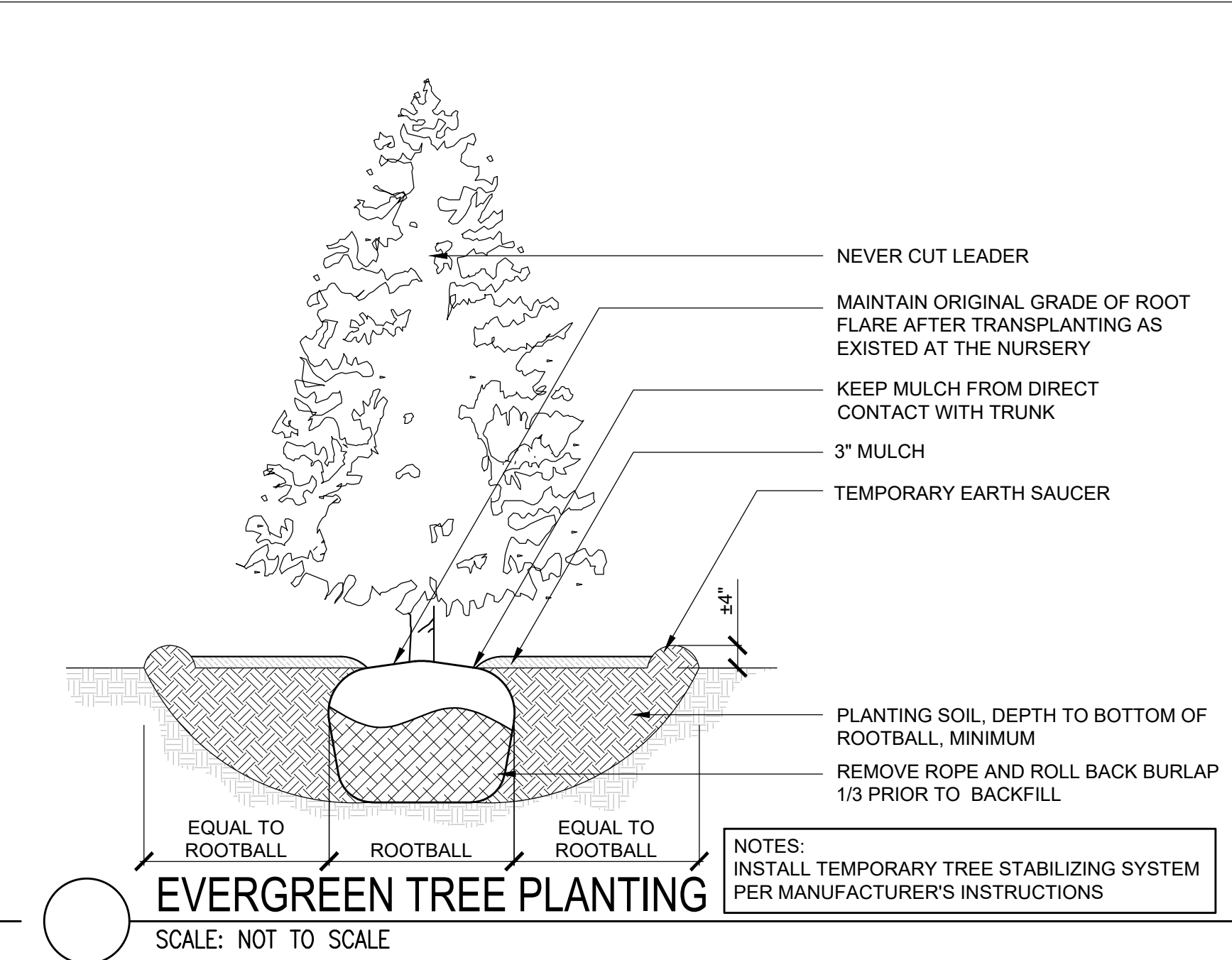
EVERGREEN TREE PLANTING ON SLOPE

SCALE: NOT TO SCALE



DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE

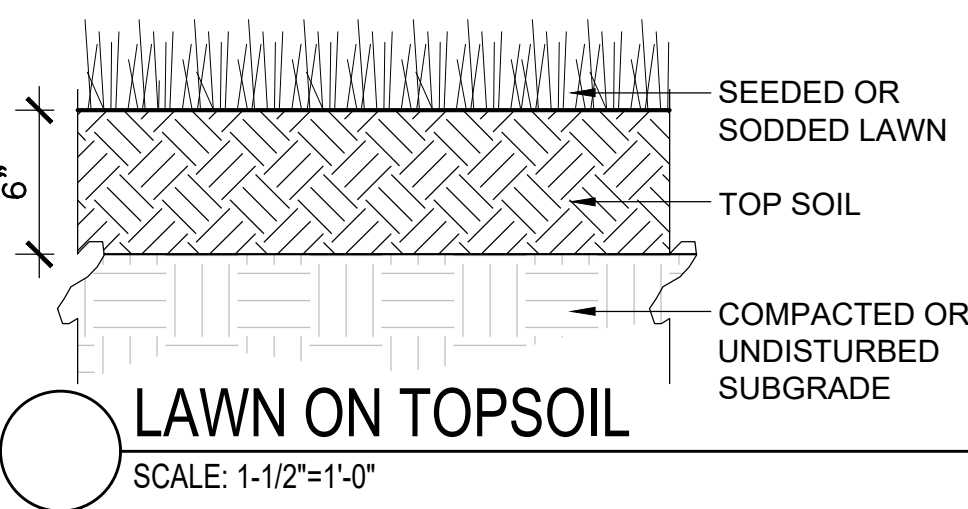


EVERGREEN TREE PLANTING

SCALE: NOT TO SCALE

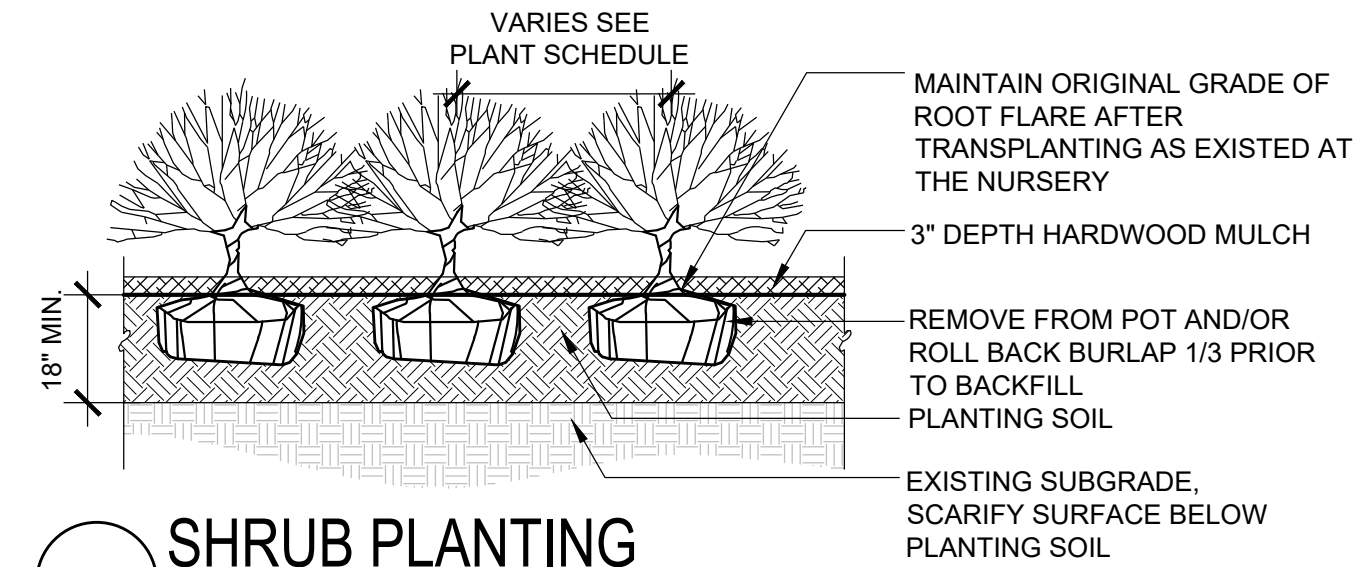
PLANT SCHEDULE					
Symbol	Quantity	Scientific Name	Common Name	Size	Spacing
Large Variety Deciduous Trees (Mature Height ≥ 40' Mature Spread ≥ 30')					
ARO	10	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	3" Cal. Min. 8'-10' Ht.	Refer to Plan
AS	4	<i>Acer saccharum</i>	Sugar Maple	3" Cal. Min. 8'-10' Ht.	Refer to Plan
BND	4	<i>Betula nigra</i> 'Dura Heat'	Dura-Heat River Birch	3" Cal. Min. 8'-10' Ht. (3 Trunks)	Refer to Plan
FP	10	<i>Fraxinus pennsylvanica</i>	Green Ash	3" Cal. Min. 8'-10' Ht.	Refer to Plan
QF	16	<i>Quercus falcata</i>	Southern Red Oak	3" Cal. Min. 8'-10' Ht.	Refer to Plan
QPH	4	<i>Quercus phellos</i>	Willow Oak	3" Cal. Min. 8'-10' Ht.	Refer to Plan
UAP	8	<i>Ulmus americana</i> 'Princeton'	American Elm	3" Cal. Min. 8'-10' Ht.	Refer to Plan
Small - Medium Variety Deciduous Trees (Mature Height 15' - 45')					
CC	10	<i>Carpinus caroliniana</i>	American Hornbeam	2" Cal. Min. 6'-8' Ht.	Refer to Plan
CF	12	<i>Cornus florida</i>	Dogwood	2" Cal. Min. 6'-8' Ht.	Refer to Plan
CFC		<i>Cornus florida</i> 'Cherokee Princess'	Cherokee Princess Dogwood	2" Cal. Min. 6'-8' Ht.	Refer to Plan
CPH	16	<i>Crataegus phaenopyrum</i>	Washington Hawthorne	2" Cal. Min. 6'-8' Ht.	Refer to Plan
Large Variety Evergreen Trees (Mature Height ≥ 35') (Primary Evergreen Plants)					
IO	12	<i>Ilex opaca</i>	American Holly	6' - 8' Ht	Refer to Plan
Small - Medium Variety Evergreen Trees (Mature Height 25' - 30') (Primary Evergreen Plants)					
PC	18	<i>Prunus caroliniana</i>	Carolina Cherry Laurel	6' Ht	Refer to Plan
MCW	8	<i>Myrica cerifera</i>	Southern Waxmyrtle	15 Gal. (4'-5' Ht.)	Refer to Plan
Medium Evergreen Shrubs (Mature Height ≥ 36")					
AHA	59	<i>Azalea hybrida</i> 'Amachasa'	Amaghassa Azalea	3 Gal. (18" Ht)	36" O.C.
AXR	68	<i>Abelia x grandiflora</i> 'Rose Creek'	Rose Creek Abelia	3 Gal. (18" Ht)	36" O.C.
IGS	31	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	3 Gal. (18" Ht)	36" O.C.
IVN	36	<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon Holly	3 Gal. (18" Ht)	36" O.C.
Medium Deciduous Shrubs (Mature Height ≥ 36")					
HQS	27	<i>Hydrangea quercifolia</i> 'Snow Queen'	Oakleaf Hydrangea	3 Gal. (18" Ht)	36" O.C.
Large Deciduous Shrubs (Mature Height > 36")					
FXI	47	<i>Forsythia x intermedia</i>	Border Forsythia	5 Gal. (24" Ht)	48" O.C.

Meadow Grass Seed Mix		
40%	<i>Schizachyrium scoparium</i>	Little Bluestem
10%	<i>Andropogon virginicus</i>	Broomsedge
25%	<i>Sorghastrum nutans</i>	Indian Grass
20%	<i>Panicum virgatum</i>	Switchgrass
5%	<i>Andropogon ternarius</i>	Splitbeard Bluestem
Total	100%	



LAWN ON TOPSOIL

SCALE: 1-1/2"=1'-0"



SHRUB PLANTING

SCALE: NOT TO SCALE

REQUIRED PLANTING CALCULATIONS - KING, NC

BUFFERING AND SCREENING REQUIREMENTS - PER SECTION 32-259

BUFFER 1 - LEVEL 3		* LANDSCAPE BERM PROVIDED
BUFFER WIDTH (FT)	30	
BUFFER LENGTH (LF)	1,176	

DECIDUOUS CANOPY TREES (2" CAL. MIN. AT TIME OF PLANTING, SPACED 18' O.C. MIN.)	3
PER 100 LF OF BUFFER REQUIRED	

QUANTITY OF DECIDUOUS CANOPY TREES REQUIRED	35.3
QUANTITY OF DECIDUOUS CANOPY TREES PROVIDED	36

EVERGREEN CANOPY TREES (8' MIN. HEIGHT AT TIME OF PLANTING, SPACED 15' O.C. MIN.)	0
PER 100 LF OF BUFFER REQUIRED	

QUANTITY OF EVERGREEN CANOPY TREES REQUIRED	0.0
QUANTITY OF EVERGREEN CANOPY TREES PROVIDED	

DECIDUOUS UNDERSTORY TREES (1" CAL. MIN., 8' MIN. HEIGHT AT TIME OF PLANTING FOR SINGLE TRUNK, 8' MIN. HEIGHT FOR MULTI-TRUNK, SPACED 12' O.C. MIN.)	2
PER 100 LF OF BUFFER REQUIRED	

QUANTITY OF DECIDUOUS UNDERSTORY TREES REQUIRED	* 23.5
QUANTITY OF DECIDUOUS UNDERSTORY TREES PROVIDED	12

* DECIDUOUS AND EVERGREEN UNDERSTORY TREES USED TO MEET REQUIREMENTS

EVERGREEN UNDERSTORY TREES (6' MIN. HEIGHT AT TIME OF PLANTING, SPACED 10' O.C. MIN.)	0
PER 100 LF OF BUFFER REQUIRED	

QUANTITY OF EVERGREEN UNDERSTORY TREES REQUIRED	0.0
QUANTITY OF EVERGREEN UNDERSTORY TREES PROVIDED	12

* DECIDUOUS AND EVERGREEN UNDERSTORY TREES USED TO MEET REQUIREMENTS

TOTAL QUANTITY OF UNDERSTORY TREES PROVIDED	* 24
--	-------------

SHRUBS (15" MIN. HEIGHT AT TIME OF PLANTING, SPACED 36" O.C. MIN.)	8
PER 100 LF OF BUFFER REQUIRED	

QUANTITY OF SHRUBS REQUIRED	94.1
QUANTITY OF SHRUBS PROVIDED	95

BUFFER 2 - LEVEL 3	
BUFFER WIDTH (FT)	30
BUFFER LENGTH (LF)	861

DECIDUOUS CANOPY TREES (2" CAL. MIN. AT TIME OF PLANTING, SPACED 18' O.C. MIN.)	2
PER 100 LF OF BUFFER REQUIRED	

QUANTITY OF DECIDUOUS CANOPY TREES REQUIRED	17.2
QUANTITY OF DECIDUOUS CANOPY TREES PROVIDED	18

EVERGREEN CANOPY TREES (8' MIN. HEIGHT AT TIME OF PLANTING, SPACED 15' O.C. MIN.)	0
PER 100 LF OF BUFFER REQUIRED	

QUANTITY OF EVERGREEN CANOPY TREES REQUIRED	0.0
QUANTITY OF EVERGREEN CANOPY TREES PROVIDED	

DECIDUOUS UNDERSTORY TREES (1" CAL. MIN., 8' MIN. HEIGHT AT TIME OF PLANTING FOR SINGLE TRUNK, 8' MIN. HEIGHT FOR MULTI-TRUNK, SPACED 12' O.C. MIN.)	3
PER 100 LF OF BUFFER REQUIRED	

QUANTITY OF DECIDUOUS UNDERSTORY TREES REQUIRED	25.8
QUANTITY OF DECIDUOUS UNDERSTORY TREES PROVIDED	26

EVERGREEN UNDERSTORY TREES (6' MIN. HEIGHT AT TIME OF PLANTING, SPACED 10' O.C. MIN.)	3
PER 100 LF OF BUFFER REQUIRED	

QUANTITY OF EVERGREEN UNDERSTORY TREES REQUIRED	25.8
QUANTITY OF EVERGREEN UNDERSTORY TREES PROVIDED	26

SHRUBS (15" MIN. HEIGHT AT TIME OF PLANTING, SPACED 36" O.C. MIN.)	20
PER 100 LF OF BUFFER REQUIRED	

QUANTITY OF SHRUBS REQUIRED	172.2
QUANTITY OF SHRUBS PROVIDED	173



CITY OF KING PLANNING BOARD

MEETING DATE:
AUGUST 24, 2026

PART A

Subject:	AMENDMENT TO CHAPTER 14. – FLOOD ORDINANCE	
Action Requested:	Review and make a recommendation regarding a proposed amendment to Chapter 14 Flood.	
Attachments:	• Public notice. • Proposed ordinance 2026-15. • Proposed text amendment and information.	
Todd Cox, Int. Planning & Zoning Official	This abstract requires review by:	
	City Manager	City Attorney
		×

PART B

Introduction and Background:
As a result of the tragedies in the Asheville area during tropical storm Helene (Hurricane Helene), the NC State Department of Public Safety – Division of Emergency Management has updated the statewide model flood ordinance. This would also be in keeping with the NC General Statutes found in 160D and cause the city to update our flood ordinance to be in compliance with the model ordinance.
Discussion and Analysis:
Our city attorney has looked at this and attached is his recommendations for the proposed amendment.
Budgetary Impact:
Cost to add to Municode and advertise.
Recommendation:
Staff recommends the board review the proposed amendments and make a favorable recommendation to the council.

Please publish in the Stokes News December 20, 2026, and December 27, 2026; 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 **September 8, 2026**, 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/deny a proposed revisions and/or additions to Chapter 14 – Flood ordinance.

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 **August 24, 2026**, beginning at 6 p.m. at city hall and make a formal recommendation to the city council.

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

A copy of the proposed amendments is on file at 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
ORDINANCE NO. 2026-15**

**AN ORDINANCE AMENDING THE CODIFIED ORDINANCE OF THE CITY OF KING
BY AMENDING CHAPTER 14. – FLOODS.**

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 14. – Floods regarding FEMA designated flood prone areas and permits for development in such areas to 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 August 24, 2026, public meeting and voted unanimously to recommend the request to the city council due to meeting the NC General Statutes in the development of the City of King; and,

WHEREAS, the City Council of the City of King, after holding a public hearing on September 8, 2026, finds that the proposed text amendments is consistent with the City of King Land Use Comp Plan and consistent with the states model ordinance; 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 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 8th day of September 2026

ATTEST:

Richard E. McCraw, Mayor

Nicole Branshaw, City Clerk

King Flood Damage Prevention Ordinance (2026 Revision)

Chapter 14 – FLOODS

ARTICLE I. – IN GENERAL

Secs. 14-1 – 14-30. – Reserved.

ARTICLE II. FLOOD DAMAGE PREVENTION ORDINANCE

DIVISION 1. – NON-COASTAL REGULAR PHASE

Sec. 14-31. - STATUTORY AUTHORIZATION.

The Legislature of the State of North Carolina has in Part 6 of Article 21 of Chapter 143; Article 8 of Chapter 160A; and Articles 1, 7, 9, and 11 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the authority to adopt regulations designed to promote the public health, safety, and general welfare.

Therefore, the City Council of King, North Carolina, does ordain as follows:

Sec. 14-32. - FINDINGS OF FACT.

- (1) The flood prone areas within the jurisdiction of the city and its extraterritorial jurisdiction (E.T.J.) are subject to periodic inundation which results in loss of life, property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures of flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.
- (2) These flood losses are caused by the cumulative effect of obstructions, both inside and outside the identified Special Flood Hazard Areas, causing increases in flood heights and velocities and by the occupancy in flood prone areas by uses vulnerable to floods or other hazards. Such obstructions and occupancy by uses located in flood-prone areas may pose hazards to other lands that are not adequately elevated, floodproofed, or otherwise protected from flood damage.

Sec. 14-33. - STATEMENT OF PURPOSE.

It is the purpose of this ordinance to promote public health, safety, and general welfare and to minimize public and private losses due to flood conditions within flood prone areas by provisions designed to:

- (1) Restrict or prohibit uses that are dangerous to health, safety, and property due to water or erosion hazards or that result in damaging increases in erosion, flood heights or velocities;
- (2) Require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;
- (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters;
- (4) Control filling, grading, dredging, and all other development that may increase erosion or flood damage; and
- (5) Prevent or regulate the construction of flood barriers that will unnaturally divert flood waters or which may increase flood hazards to other lands.

Sec. 14-34. - OBJECTIVES.

The objectives of this ordinance are to:

- (1) Protect human life, safety, and health;
- (2) Minimize expenditure of public money for costly flood control projects;
- (3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) Minimize prolonged business losses and interruptions;
- (5) Minimize damage to public facilities and utilities (i.e. water and gas mains, electric, telephone, cable and sewer lines, streets, and bridges) that are located in flood prone areas;
- (6) Minimize damage to private and public property due to flooding;
- (7) Make flood insurance available to the community through the National Flood Insurance Program;
- (8) Maintain the natural and beneficial functions of floodplains;
- (9) Help maintain a stable tax base by providing for the sound use and development of flood prone areas; and
- (10) Ensure that potential buyers are aware that property is in a Special Flood Hazard Area.

Sec. 14-35. - DEFINITIONS.

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

A Zone is the Special Flood Hazard Area subject to inundation by the 1% annual chance flood where base flood elevations have NOT been determined.

AE Zone is the Special Flood Hazard Area subject to inundation by the 1% annual chance flood where base flood elevations have been determined by detailed or limited detailed methods.

Accessory Structure (Appurtenant Structure) means a structure located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Garages, carports, and storage sheds are common urban accessory structures. Pole barns, hay sheds, and the like qualify as accessory structures on farms and may or may not be located on the same parcel as the farm dwelling or shop building.

Addition (to an existing building) means an extension or increase in the floor area or height of a building or structure.

AH Zone is the Special Flood Hazard Area with a 1% annual chance of shallow flooding (usually areas of ponding), where average depths are between one (1) and three (3) feet. Base flood elevations derived from detailed hydraulic analyses are shown in this zone.

Alteration of a watercourse means a dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

AO Zone means the Special Flood Hazard Area with a 1% annual chance of shallow flooding (usually sheet flow on sloping terrain) where average depths are between one (1) and three (3) feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone.

Appeal means a request for a review of the Floodplain Administrator's interpretation of any provision of this ordinance.

Area of Shallow Flooding means a designated Zone AO or AH on a community's Flood Insurance Rate Map (FIRM) with base flood depths determined to be from one (1) to three (3) feet. These areas are located where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood Hazard see "Special Flood Hazard Area (SFHA)".

Area of Future-Conditions Flood Hazard means the land area that would be inundated by the 1-percent-annual-chance (100-year) flood based on future-conditions hydrology.

Base Flood means the flood having a one (1) percent chance of being equaled or exceeded in any given year.

Base Flood Elevation (BFE) means a determination of the water surface elevations of the base flood as published in the Flood Insurance Study. When the BFE has not been provided in a "Special Flood Hazard Area", it may be obtained from engineering studies available from a Federal, State, or other source using FEMA approved engineering methodologies. This elevation, when combined with the "Freeboard," establishes the "Regulatory Flood Protection Elevation".

Basement means any area of the building having its floor subgrade (below ground level) on all sides.

Building see "Structure".

Chemical Storage Facility means a building, portion of a building, or exterior area adjacent to a building used for the storage of any chemical or chemically reactive products.

Community means any State or area or political subdivision thereof, or any Indian tribe or authorized tribal organization, which has authority to adopt and enforce flood plain management regulations for the areas within its jurisdiction.

Community Flood Hazard Area (CFHA) is an area that has been determined by the Floodplain Administrator (or other delegated, designated, or qualified community official) from available technical studies, historical flood information, and other available and reliable sources, which may be subject to periodic inundation by floodwaters that can adversely affect the public health, safety and general welfare. This includes areas downstream from dams.

Community Floodplain Management Map means any map produced by the community utilizing best available base flood elevation and floodway data that is from a federal, state, or other accepted technical source.

Community Rating System (CRS) means a program developed by the Federal Insurance Administration to provide incentives for those communities in the Regular Program that have gone beyond the minimum floodplain management requirements to develop extra measures to provide protection from flooding.

Critical facility (also called critical action) means facilities for which the effects of even a slight chance of flooding would be too great. The minimum floodplain of concern for critical facilities is the 0.2 percent chance flood level. Critical facilities include, but are not limited to facilities critical to the health and safety of the public such as: emergency operations centers, designated public shelters, schools, nursing homes, hospitals, police, fire, and emergency response installations, vital data storage centers, power generation and water and other utilities (including related infrastructure such as principal points of utility systems) and installations which produce, use, or store hazardous materials or hazardous waste.

Design Flood See "Regulatory Flood Protection Elevation."

Development means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations, or storage of equipment or materials.

Development Activity means any activity defined as Development which will necessitate a Floodplain Development Permit. This includes buildings, structures, and non-structural items, including (but not limited to) fill, bulkheads, piers, pools, docks, landings, ramps, and erosion control/stabilization measures.

Digital Flood Insurance Rate Map (DFIRM) means the digital official map of a community, issued by the Federal Emergency Management Agency (FEMA), on which both the Special Flood Hazard Areas and the risk premium zones applicable to the community are delineated.

Disposal means, as defined in NCGS 130A-290(a)(6), the discharge, deposit, injection, dumping, spilling, leaking, or placing of any solid waste into or on any land or water so that the solid waste or any constituent part of the solid waste may enter the environment or be emitted into the air or discharged into any waters, including groundwaters.

Dry Floodproofing means a combination of measures that make a building and attendant utilities and equipment watertight and substantially impermeable to floodwater, with structural components having the capacity to resist flood loads. Please refer to Technical Bulletin 3, *Requirements for the Design and Certification of Dry Floodproofed Non-Residential and Mixed-Use Buildings*, and available from the FEMA.

Elevated Building means a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Encroachment means the advance or infringement of uses, fill, excavation, buildings, structures or development into a special flood hazard area, which may impede or alter the flow capacity of a floodplain.

Existing building and existing structure means any building and/or structure for which the “start of construction” commenced before the effective date of the floodplain management regulations adopted by a community, dated July 4, 1989.

Existing Manufactured Home Park or Manufactured Home Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community, dated July 4, 1989.

Expansion to an Existing Manufactured Home Park or Subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufacturing homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or Flooding means:

- (a) A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - (1) The overflow of inland or tidal waters.
 - (2) The unusual and rapid accumulation or runoff of surface waters from any source.
 - (3) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (a)(2) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
- (b) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

Flood Boundary and Floodway Map (FBFM) means an official map of a community, issued by the FEMA, on which the Special Flood Hazard Areas and the floodways are delineated. This official map is a supplement to and shall be used in conjunction with the Flood Insurance Rate Map (FIRM).

Flood Hazard Boundary Map (FHBM) means an official map of a community, issued by the FEMA, where the boundaries of the Special Flood Hazard Areas have been defined as Zone A.

Flood Insurance means the insurance coverage provided under the National Flood Insurance Program.

Flood Insurance Rate Map (FIRM) means an official map of a community, issued by the FEMA, on which both the Special Flood Hazard Areas applicable to the community are delineated. (see also DFIRM)

Flood Insurance Study (FIS) means an examination, evaluation, and determination of flood hazards, corresponding water surface elevations (if appropriate), flood hazard risk zones, and other flood data in a community issued by the FEMA. The Flood Insurance Study report includes Flood Insurance Rate Maps (FIRMs).

Flood Prone Area see “Floodplain”

Flood Zone means a geographical area shown on a Flood Insurance Rate Map that reflects the severity or type of flooding in the area.

Floodplain means any land area susceptible to being inundated by water from any source.

Floodplain Administrator means the individual appointed by the city manager to administer and enforce the floodplain management regulations.

Floodplain Development Permit means any type of permit that is required in conformance with the provisions of this ordinance, prior to the commencement of any development activity.

Floodplain Management means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including, but not limited to, emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

Floodplain Management Regulations means this ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances, and other applications of police power. This term describes federal, state or local regulations, in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

Floodproofing means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures, and their contents.

Flood-resistant material means any building product [material, component or system] capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage that requires more than low-cost cosmetic repair. Any material that is water-soluble or is not resistant to alkali or acid in water, including normal adhesives for above-grade use, is not flood-resistant. Pressure-treated lumber or naturally decay-resistant lumbers are acceptable flooring materials. Sheet-type flooring coverings that restrict evaporation from below and materials that are impervious, but dimensionally unstable are not acceptable. Materials that absorb or retain water excessively after submergence are not flood-resistant. Please refer to Technical Bulletin 2, *Flood Damage-Resistant Materials Requirements*, and available from the FEMA. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.

Floodway means the channel of a river or other watercourse, including the area above a bridge or culvert when applicable, and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

Floodway encroachment analysis means an engineering analysis of the impact that a proposed encroachment into a floodway or non-encroachment area is expected to have on the floodway boundaries and flood levels during the occurrence of the base flood discharge. The evaluation shall be prepared by a qualified North Carolina licensed engineer using standard engineering methods and hydraulic models meeting the minimum requirements of the National Flood Insurance Program.

Freeboard means the height added to the BFE to account for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridge or culvert openings, precipitation exceeding the base flood, and the hydrological effect of urbanization of the watershed. The BFE plus the freeboard establishes the “Regulatory Flood Protection Elevation”.

Functionally Dependent Facility means a facility which cannot be used for its intended purpose unless it is located in close proximity to water, limited to a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, or ship repair. The term does not include long-term storage, manufacture, sales, or service facilities.

Hazardous Waste Management Facility means, as defined in NCGS 130A, Article 9, a facility for the collection, storage, processing, treatment, recycling, recovery, or disposal of hazardous waste.

Highest Adjacent Grade (HAG) means the highest natural elevation of the ground surface, prior to construction, immediately next to the proposed walls of the structure.

Historic Structure means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the US Department of Interior) or preliminarily determined by the Secretary of Interior as meeting the requirements for individual listing

- on the National Register;
- (b) Certified or preliminarily determined by the Secretary of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a local inventory of historic landmarks in communities with a “Certified Local Government (CLG) Program”; or
- (d) Certified as contributing to the historical significance of a historic district designated by a community with a “Certified Local Government (CLG) Program.”

Certified Local Government (CLG) Programs are approved by the US Department of the Interior in cooperation with the North Carolina Department of Cultural Resources through the State Historic Preservation Officer as having met the requirements of the National Historic Preservation Act of 1966 as amended in 1980.

Letter of Map Change (LOMC) means an official determination issued by FEMA that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

- (a) Letter of Map Amendment (LOMA): An official amendment, by letter, to an effective National Flood Insurance Program map. A LOMA is based on technical data showing that a property had been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.
- (b) Letter of Map Revision (LOMR): A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.
- (c) Letter of Map Revision Based on Fill (LOMR-F): A determination that a structure or parcel of land has been elevated by fill above the BFE and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community’s floodplain management regulations.
- (d) Conditional Letter of Map Revision (CLOMR): A formal review and comment as to whether a proposed project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA to revise the effective FIRM.

Light Duty Truck means any motor vehicle rated at 8,500 pounds Gross Vehicular Weight Rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less as defined in 40 CFR 86.082-2 and is:

- (a) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle, or
- (b) Designed primarily for transportation of persons and has a capacity of more than 12 persons; or
- (c) Available with special features enabling off-street or off-highway operation and use.

Lowest Adjacent Grade (LAG) means the lowest elevation of the ground, sidewalk or patio slab immediately next to the building, or deck support, after completion of the building.

Lowest Floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or limited storage in an area other than a basement area is not considered a building's lowest floor, provided that such an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

Manufactured Home means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term “manufactured home” does not include a “recreational vehicle”.

Manufactured Home Park means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Map Repository means the location of the official flood hazard data to be applied for floodplain management. It is a central location in which flood data is stored and managed; in North Carolina, FEMA has recognized that the application of digital flood hazard data products has the same authority as hard copy products. Therefore, the NCEM’s Floodplain Mapping Program websites house current and historical flood hazard data. For effective flood hazard data, the NC FRIS website

(<https://fris.nc.gov/>) is the map repository. Repositories of historical flood hazard data are available on the Flood.NC website (<https://flood.nc.gov/ncflood/>) and the FEMA Flood Map Service Center website (<https://msc.fema.gov/portal/home>).

Market Value means the building value, not including the land value and that of any accessory structures or other improvements on the lot. Market value may be established by independent certified appraisal; replacement cost depreciated for age of building and quality of construction (Actual Cash Value); or adjusted tax assessed values.

New Construction means structures for which the “start of construction” commenced on or after the effective date of the initial floodplain management regulations and includes any subsequent improvements to such structures.

New Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

Non-Conversion Agreement means a document stating that the owner will not convert or alter what has been constructed and approved. Violation of the agreement is considered a violation of the ordinance and, therefore, subject to the same enforcement procedures and penalties. The agreement must be filed with the recorded deed for the property. The agreement must show the clerk’s or recorder’s stamps and/or notations that the filing has been completed.

Non-Encroachment Area (NEA) means the channel of a river or other watercourse, including the area above a bridge or culvert when applicable, and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot as designated in the Flood Insurance Study report.

Post-FIRM means construction or other development for which the “start of construction” occurred on or after July 4, 1989, the effective date of the initial Flood Insurance Rate Map. (The initial FIRM date can be found in the FEMA Community Status Book.)

Pre-FIRM means construction or other development for which the “start of construction” occurred before July 4, 1989, the effective date of the initial Flood Insurance Rate Map. (The initial FIRM date can be found in the FEMA Community Status Book.)

Principally Above Ground means that at least 51 percent of the actual cash value of the structure, less land value, is above ground.

Public Safety and/or Nuisance means anything which is injurious to the safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

Recreational Vehicle (RV) means a vehicle, which is:

- (a) Built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) Designed to be self-propelled or permanently towable by a light duty truck;
- (d) Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use;
- (e) Is fully licensed and ready for highway use;
- (f) Has no attached deck, porch, or shed; and
- (g) Has quick disconnect sewage, water, and electrical connectors.

For the purpose of this ordinance “Tiny Homes/Houses” and Park Models that do not meet the items listed above in this definition are not considered Recreational Vehicles and should meet the standards of and be permitted as Residential Structures under this ordinance.

Reference Level means the bottom of the lowest horizontal structural member of the lowest floor for structures within all Special Flood Hazard Areas.

Regulatory Flood Protection Elevation means the “Base Flood Elevation” plus the “Freeboard”. In “Special Flood Hazard Areas” where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE plus 2-feet of freeboard.

In “Special Flood Hazard Areas” where no BFE has been established, this elevation shall be at least 4-feet above the highest adjacent grade.

Remedy a Violation means to bring the structure or other development into compliance with state and community floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing federal financial exposure with regard to the structure or other development.

Repetitive Loss means flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Repetitive Loss Property means any insurable building for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling 10-year period, since 1978. At least two of the claims must be more than ten days apart but, within ten years of each other. A RL property may or may not be currently insured by the NFIP.

Riverine means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Salvage Yard means any non-residential property used for the storage, collection, and/or recycling of any type of equipment, and including but not limited to vehicles, appliances and related machinery.

Section 1316 means that section of the National Flood Insurance Act of 1968, as amended, which states that no new flood insurance coverage shall be provided for any property that FEMA finds has been declared by a duly constituted state or local zoning authority or other authorized public body to be in violation of state or local laws, regulations, or ordinances that are intended to discourage or otherwise restrict land development or occupancy in flood-prone areas.

Severe Repetitive Loss Structure means any insured property that has met at least one of the following paid flood loss criteria since 1978, regardless of ownership. In either case, two of the claim payments must have occurred within ten years of each other. Multiple losses at the same location within ten days of each other are counted as one loss, with the payment amounts added together.

1. Four or more separate claim payments of more than \$5,000 each (including building and contents payments); or
2. Two or more separate claim payments (building payments only) where the total of the payments exceeds the current market value of the property.

Solid Waste Disposal Facility means any facility involved in the disposal of solid waste, as defined in NCGS 130A-290(a)(35).

Solid Waste Disposal Site means, as defined in NCGS 130A-290(a)(36), any place at which solid wastes are disposed of by incineration, sanitary landfill, or any other method.

Special Flood Hazard Area (SFHA) means the land in the floodplain subject to a one percent (1%) or greater chance of being flooded in any given year, as determined in Section 14-37 of this ordinance.

Start of Construction (includes substantial improvement) means the date the building permit was issued provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

Structure means a walled and roofed building, a manufactured home, or a gas, liquid, or liquefied gas storage tank that is principally above ground.

Substantial Damage means the cumulative damage of any origin sustained by a structure during any five-year period whereby the cost of restoring the structure to its before damaged condition would equal or exceed 30 percent of the market value of the structure before the damage occurred. Substantial damage also means flood-related damages sustained by a structure on two

separate occasions during a 10-year period for which the cost of repairs at the time of each flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Substantial Improvement means any cumulative combination of repairs, reconstruction, rehabilitation, addition, or other improvement of a structure, taking place during any five-year period for which the cost equals or exceeds 30 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either:

- (a) Any correction of existing violations of state or community health, sanitary, or safety code specifications which have been identified by the community code enforcement official and which are the minimum necessary to assure safe living conditions; or
- (b) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure and the alteration is approved by variance issued pursuant to Section 14-70 of this ordinance.

Technical Bulletin and Technical Fact Sheet means a FEMA publication that provides guidance concerning the building performance standards of the NFIP, which are contained in Title 44 of the U.S. Code of Federal Regulations at Section 60.3. The bulletins and fact sheets are intended for use primarily by State and local officials responsible for interpreting and enforcing NFIP regulations and by members of the development community, such as design professionals and builders. New bulletins, as well as updates of existing bulletins, are issued periodically as needed. The bulletins do not create regulations; rather they provide specific guidance for complying with the minimum requirements of existing NFIP regulations.

Temperature Controlled means having the temperature regulated by a heating and/or cooling system, built-in or appliance.

Variance is a grant of relief from the requirements of this ordinance. See Sec. 14-70.

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Divisions 2 and 3 is presumed to be in violation until such time as that documentation is provided.

Water Surface Elevation (WSE) means the height, in relation to NAVD 1988, of floods of various magnitudes and frequencies in the floodplains of riverine areas.

Watercourse means a lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

X Zones means areas determined to be low to moderate risk flood zones and are located outside the community's delineated Special Flood Hazard Area (SFHA) and include the following:

- (a) Shaded - is the area of moderate flood hazard and can represent:
 - (1) 0.2% annual chance flood hazard area (500-year flood zone),
 - (2) Areas of 1% annual chance flood with average depth less than one (1) foot, or
 - (3) Areas of 1% annual chance flood with drainage areas of less than one (1) square mile
- (b) Unshaded - is the area of minimal flood hazard determined to be outside of the 0.2% annual chance flood (500-year flood zone).

SEC. 14-36. - LANDS TO WHICH THIS ORDINANCE APPLIES.

This ordinance shall apply to all Special Flood Hazard Areas and Community Flood Hazard Areas (CFHAs) as defined in Section 14-35. Definitions within the jurisdiction, including Extra-Territorial Jurisdictions (ETJs) and Bona Fide Farms as allowed by law, of the City of King, NC.

SEC. 14-37. - BASIS FOR ESTABLISHING THE SPECIAL FLOOD HAZARD AREAS

The Special Flood Hazard Areas are those identified under the Cooperating Technical State (CTS) agreement between the State of North Carolina and FEMA in its FIS dated July 4, 1989 for Stokes County and associated DFIRM panels, including any digital data developed as part of the FIS, which are adopted by reference and declared a part of this ordinance, and all revisions thereto.

When Preliminary Flood Insurance Studies and Flood Insurance Rate Maps have been provided by FEMA to the City of King:

- (1) Prior to the issuance of a Letter of Final Determination (LFD) by FEMA, the use of the preliminary flood hazard data shall only be required where no base flood elevations and/or floodway areas exist or where the preliminary base flood elevations or floodway area exceed the base flood elevations and/or floodway widths in the effective flood hazard data provided by FEMA. Such preliminary data may be subject to revision through valid appeals.
- (2) Upon the issuance of a Letter of Final Determination (LFD) by FEMA, the revised flood hazard data shall be used and replace all previously effective flood hazard data provided by FEMA for the purposes of administrating these regulations.

When Advisory Flood Studies have been provided by the North Carolina Floodplain Mapping Program to the City of King:

- (1) The data, which are adopted by reference and declared a part of this ordinance, shall be utilized where no base flood elevations or floodway areas exist, or where the Advisory Flood Studies exceed the base flood elevations and/or floodway widths in the effective flood hazard data provided by FEMA, or
- (2) The applicant shall provide a more detailed analysis of the flood hazards for the site for floodplain management purposes.

The community reserves the right to require further studies for any development within its jurisdiction, if there is evidence that a potential flood hazard exists. Studies can be used to designate Community Flood Hazard Areas (CFHA). Such evidence may include but shall not be limited to:

- (1) Eyewitness accounts of historic flooding or other reports of historic flooding deemed credible by the community;
- (2) Surveyed high-water marks;
- (3) Geologic features observed that resemble floodplains (such as flat areas along streams);
- (4) Proximity to manmade or natural constrictions in or along a watercourse (such as road crossings that can cause backwater effects), and;
- (5) Drainage basin characteristics (such as drainage area, slope, percent impervious cover, land use, etc.).

Where adopted regulatory standards conflict, the more stringent base flood elevation shall prevail.

Sec. 14-38. - ESTABLISHMENT OF FLOODPLAIN DEVELOPMENT PERMIT.

A Floodplain Development Permit shall be required in conformance with the provisions of this ordinance prior to the commencement of any development activities within Special Flood Hazard Areas and Community Flood Hazard Areas determined in accordance with the provisions of Section 14-37 of this ordinance.

Sec. 14-39. - COMPLIANCE.

No structure or land shall hereafter be located, extended, converted, altered, or developed in any way without full compliance with the terms of this ordinance and other applicable regulations.

Sec. 14-40. - ABROGATION AND GREATER RESTRICTIONS.

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

Sec. 14-41. - INTERPRETATION.

In the interpretation and application of this ordinance, all provisions shall be:

- (a) Considered as minimum requirements;
- (b) Liberally construed in favor of the governing body; and
- (c) Deemed neither to limit nor repeal any other powers granted under State statutes.

Sec. 14-42. - WARNING AND DISCLAIMER OF LIABILITY.

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur. Actual flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the Special Flood Hazard Areas or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of King or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

Sec. 14-43. - REMEDIES FOR VIOLATION.

- (1) Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall constitute a Class 1 misdemeanor pursuant to North Carolina General Statute § 143-215.58. Any person who violates this ordinance or fails to comply with any of its requirements shall be fined not more than \$100.00 per day.. Each day such violation continues shall be considered a separate offense.
- (2) Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, may be enforced through the provisions set forth in Chapter 14, Division 2, and/or through the provisions set forth in Chapter 32, Section 32-47.
- (3) The remedies set forth herein are cumulative and not exclusive. Nothing herein contained shall prevent the City of King from taking such other lawful action as is necessary to prevent or remedy any violation.

Secs. 14-44—14-65. – Reserved

DIVISION 2. - ADMINISTRATION.

Sec. 14-66. - DESIGNATION OF FLOODPLAIN ADMINISTRATOR.

The city planner, hereinafter referred to as the “Floodplain Administrator,” or their designee, is hereby appointed to administer and implement the provisions of this ordinance. In instances where the floodplain administrator receives assistance from others to complete tasks to administer and implement this ordinance, the floodplain administrator shall be responsible for the coordination and community’s overall compliance with the National Flood Insurance Program and the provisions of this ordinance.

Sec. 14-67. - FLOODPLAIN DEVELOPMENT APPLICATION, PERMIT, AND CERTIFICATION REQUIREMENTS.

- (1) **Application Requirements.** Application for a Floodplain Development Permit shall be made to the Floodplain Administrator prior to any development activities located within Special Flood Hazard Areas and Community Flood Hazard Areas. The following items shall be presented to the Floodplain Administrator to apply for a floodplain development permit:
 - (a) A plot plan drawn to scale which shall include, but shall not be limited to, the following specific details of the proposed floodplain development:
 - (1) The nature, location, dimensions, and elevations of the area of development/disturbance; existing and proposed structures, utility systems, grading/pavement areas, fill materials, storage areas, drainage facilities, and other development;
 - (2) The boundary of the Special Flood Hazard Area as delineated on the FIRM, Community Flood Hazard Area, or other flood map as determined in Section 14-37, or a statement that the entire lot is within the Special Flood Hazard Area;
 - (3) Flood zone(s) designation of the proposed development area as determined on the FIRM, by the community, or other flood map as determined in Section 14-37;

- (4) The boundary of the floodway(s) or non-encroachment area(s) as determined in Section 14-37;
 - (5) The Base Flood Elevation (BFE) where provided as set forth in Section 14-37; Section 14-68; or Section 14-100, or by the community;
 - (6) The old and new location of any watercourse that will be altered or relocated as a result of proposed development; and
 - (7) The certification of the plot plan by a registered land surveyor or professional engineer.
- (b) Proposed elevation, and method thereof, of all development within a Special Flood Hazard Area or Community Flood Hazard Area including but not limited to:
 - (1) Elevation in relation to NAVD 1988 of the proposed reference level (including basement) of all structures;
 - (2) Elevation in relation to NAVD 1988 to which any non-residential structure in Zones A, AE, AH, AO, A99 will be floodproofed; and
 - (3) Elevation in relation to NAVD 1988 to which any proposed utility systems will be elevated or floodproofed.
 - (c) If floodproofing, a Floodproofing Certificate (FEMA Form FF-206-FY-22-153) with supporting data, an operational plan, and an inspection and maintenance plan that include, but are not limited to, installation, exercise, and maintenance of floodproofing measures.
 - (d) A Foundation Plan, drawn to scale, which shall include details of the proposed foundation system to ensure all provisions of this ordinance are met. These details include but are not limited to:
 - (1) The proposed method of elevation, if applicable (i.e., fill, solid foundation perimeter wall, solid backfilled foundation, open foundation on columns/posts/piers/piles/shear walls); and
 - (2) Openings to facilitate automatic equalization of hydrostatic flood forces on walls in accordance with Section 14-97(4)(c) when solid foundation perimeter walls are used in Zones A, AE, AH, AO, A99.
 - (e) Usage details of any enclosed areas below the lowest floor.
 - (f) Plans and/or details for the protection of public utilities and facilities such as sewer, gas, electrical, and water systems to be located and constructed to minimize flood damage.
 - (g) Certification that all other Local, State and Federal permits required prior to floodplain development permit issuance have been received.
 - (h) Documentation for placement of Recreational Vehicles and/or Temporary Structures, when applicable, to ensure that the provisions of Section 14-97, subsections (6) and (7) of this ordinance are met.
 - (1) A description of proposed watercourse alteration or relocation, when applicable, including an engineering report on the effects of the proposed project on the flood-carrying capacity of the watercourse and the effects to properties located both upstream and downstream; and a map (if not shown on plot plan) showing the location of the proposed watercourse alteration or relocation.
- (2) **Permit Requirements.** The Floodplain Development Permit shall include, but not be limited to:
 - (a) A complete description of all the development to be permitted under the floodplain development permit (e.g. house, garage, pool, septic, bulkhead, cabana, pier, bridge, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials, etc.) including a cost estimate.
 - (b) The Special Flood Hazard Area determination for the proposed development in accordance with available

data specified in Section 14-37.

- (c) The Regulatory Flood Protection Elevation required for the reference level and all attendant utilities.
- (d) The Regulatory Flood Protection Elevation required for the protection of all public utilities.
- (e) All certification submittal requirements with timelines.
- (f) A statement that no fill material or other development shall encroach into the floodway or non-encroachment area of any watercourse unless the requirements of Section 14-102 have been met.
- (g) The flood openings requirements.
- (h) Limitations of below BFE enclosure uses (if applicable). (i.e., parking, building access and limited storage only).

- (1) A statement, that all materials below BFE/RFPE must be flood resistant materials.

(3) **Certification Requirements.**

(a) Elevation Certificates

(1) An Elevation Certificate (FEMA Form FF-206-FY-22-152) is required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the elevation of the reference level, in relation to NAVD 1988. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder prior to the beginning of construction. Failure to submit the certification or failure to make required corrections shall be cause to deny a floodplain development permit.

(2) An Elevation Certificate (FEMA Form FF-206-FY-22-152) is required after the reference level is established. Within seven (7) calendar days of establishment of the reference level elevation, it shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the elevation of the reference level, in relation to NAVD 1988. Any work done within the seven (7) day calendar period and prior to submission of the certification shall be at the permit holder's risk. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being permitted to proceed. Failure to submit the certification or failure to make required corrections shall be cause to issue a stop-work order for the project.

(3) A final Finished Construction Elevation Certificate (FEMA Form FF-206-FY-22-152) is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to Certificate of Compliance/Occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy. The Finished Construction Elevation Certificate certifier shall provide at least 2 photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and diagram number provided in Section A. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least 2 additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measure at least 3" x 3". Digital photographs are acceptable.

(b) Floodproofing Certificate

If non-residential floodproofing is used to meet the Regulatory Flood Protection Elevation requirements,

a Floodproofing Certificate (FEMA Form FF-206-FY-22-153), with supporting data, an operational plan, and an inspection and maintenance plan are required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the floodproofed design elevation of the reference level and all attendant utilities, in relation to NAVD 1988. Floodproofing certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. The Floodplain Administrator shall review the certificate data, the operational plan, and the inspection and maintenance plan. Deficiencies detected by such review shall be corrected by the applicant prior to permit approval. Failure to submit the certification or failure to make required corrections shall be cause to deny a Floodplain Development Permit. Failure to construct in accordance with the certified design shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy.

- (1) A final Finished Construction Floodproofing Certificate (FEMA Form FF-206-FY-22-153), with supporting data, an operational plan, and an inspection and maintenance plan are required prior to the issuance of a Certificate of Compliance/Occupancy. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the floodproofed design elevation of the reference level and all attendant utilities, in relation to NAVD 1988. Floodproofing certificate shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. The Floodplain Administrator shall review the certificate data, the operational plan, and the inspection and maintenance plan. Deficiencies detected by such review shall be corrected by the applicant prior to Certificate of Occupancy. Failure to submit the certification or failure to make required corrections shall be cause to deny a Floodplain Development Permit. Failure to construct in accordance with the certified design shall be cause to deny a Certificate of Compliance/Occupancy.
- (c) If a manufactured home is placed within Zones A, AE, AH, AO, A99 and the elevation of the chassis is more than 36 inches in height above grade, an engineered foundation certification is required in accordance with the provisions of Section 14-97(3)(b).
- (d) If a watercourse is to be altered or relocated, a description of the extent of watercourse alteration or relocation; a professional engineer's certified report on the effects of the proposed project on the flood-carrying capacity of the watercourse and the effects to properties located both upstream and downstream; and a map showing the location of the proposed watercourse alteration or relocation shall all be submitted by the permit applicant prior to issuance of a floodplain development permit.
- (e) Certification Exemptions. The following structures, if located within Zones A, AE, AH, AO, A99, are exempt from the elevation/floodproofing certification requirements specified in items (a) and (b) of this subsection:
 - (1) Recreational Vehicles meeting requirements of Section 14-97(6)(b);
 - (2) Temporary Structures meeting requirements of Section 14-97(7); and
 - (3) Accessory Structures that are 150 square feet or less and meeting requirements of Section 14-97(8).
- (4) **Substantial Improvement/Damage determinations for existing buildings and structures.**

For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Building Official, shall:

 - (a) Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;
 - (b) Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;

- (c) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; and
- (d) Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the NC Building Code and this ordinance is required.

Sec. 14-68. - DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR.

The Floodplain Administrator shall perform, but not be limited to, the following duties:

- (1) Review all floodplain development applications and issue permits for all proposed development within Special Flood Hazard Areas or Community Flood Hazard Areas to assure that the requirements of this ordinance have been satisfied.
- (2) Review all proposed development within Special Flood Hazard Areas or Community Flood Hazard Areas to assure that all necessary local, state and federal permits have been received, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
- (3) Notify adjacent communities and the North Carolina Department of Public Safety, Division of Emergency Management, State Coordinator for the National Flood Insurance Program prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency (FEMA).
- (4) Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is maintained.
- (5) Prevent encroachments into floodways and non-encroachment areas unless the certification and flood hazard reduction provisions of Section 14-102 are met.
- (6) Obtain actual elevation (in relation to NAVD 1988) of the reference level (including basement) and all attendant utilities of all new and substantially improved structures, in accordance with the provisions of Section 14-67(3).
- (7) Obtain actual elevation (in relation to NAVD 1988) to which all new and substantially improved structures and utilities have been floodproofed, in accordance with the provisions of Section 14-67(3).
- (8) Obtain actual elevation (in relation to NAVD 1988) of all public utilities in accordance with the provisions of Section 14-67(3).
- (9) When floodproofing is utilized for a particular structure, obtain certifications from a registered professional engineer or architect in accordance with the provisions of Section 14-67(3) and Section 14-97(2).
- (10) Where interpretation is needed as to the exact location of boundaries of the Special Flood Hazard Areas, floodways, or non-encroachment areas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this division.
- (11) When BFE data has not been provided in accordance with the provisions of Section 14-37, obtain, review, and reasonably utilize any BFE data, along with floodway data or non-encroachment area data available from a federal, state, or other source, including Community Flood Hazard Data and data developed pursuant to Section 14-100(2)(c), in order to administer the provisions of this ordinance.
- (12) When BFE data is provided but no floodway or non-encroachment area data has been provided in accordance with the provisions of Section 14-37, obtain, review, and reasonably utilize any floodway data or non-encroachment area data available from a federal, state, or other source in order to administer the provisions of this ordinance.
- (13) Permanently maintain all records that pertain to the administration of this ordinance and make these records available for public inspection, recognizing that such information may be subject to the Privacy Act of 1974, as

amended.

- (14) Make on-site inspections of work in progress. As the work pursuant to a floodplain development permit progress, the Floodplain Administrator shall make as many inspections of the work as may be necessary to ensure that the work is being done according to the provisions of the local ordinance and the terms of the permit. In exercising this power, the Floodplain Administrator has a right, upon presentation of proper credentials, to enter on any premises within the jurisdiction of the community at any reasonable hour for the purposes of inspection or other enforcement action.
- (15) Issue stop-work orders as required. Whenever a building or part thereof is being constructed, reconstructed, altered, or repaired in violation of this ordinance, the Floodplain Administrator may order the work to be immediately stopped. The stop-work order shall be in writing and directed to the person doing or in charge of the work. The stop-work order shall state the specific work to be stopped, the specific reason(s) for the stoppage, and the condition(s) under which the work may be resumed. Violation of a stop-work order constitutes a misdemeanor.
- (16) Revoke floodplain development permits as required. The Floodplain Administrator may revoke and require the return of the floodplain development permit by notifying the permit holder in writing stating the reason(s) for the revocation. Permits shall be revoked for any substantial departure from the approved application, plans, and specifications; for refusal or failure to comply with the requirements of State or local laws; or for false statements or misrepresentations made in securing the permit. Any floodplain development permit mistakenly issued in violation of an applicable State or local law may also be revoked.
- (17) Make periodic inspections throughout the Special Flood Hazard Areas or Community Flood Hazard Area within the jurisdiction of the community. The Floodplain Administrator and each member of his or her inspections department shall have a right, upon presentation of proper credentials, to enter on any premises within the territorial jurisdiction of the department at any reasonable hour for the purposes of inspection or other enforcement action.
- (18) Follow through with corrective procedures of Section 14-69.
- (19) Review, provide input, and make recommendations for variance requests.
- (20) Maintain a current map repository to include, but not limited to, historical and effective FIS Report, historical and effective FIRM and other official flood maps and studies adopted in accordance with the provisions of Section 14-37 of this ordinance, including any revisions thereto including Letters of Map Change, issued by FEMA. Notify State and FEMA of mapping needs.
- (21) Coordinate revisions to FIS reports and FIRMs, including Letters of Map Revision Based on Fill (LOMR-Fs) and Letters of Map Revision (LOMRs).
- (22) Make substantial improvement and post event damage assessments and determinations:
 - (a) Conduct damage assessments for damaged structures located within the SFHA or Community Flood Hazard Area.
 - (b) Complete substantial improvement/damage determinations in accordance with the provisions of Section 14-67(4).
- (23) When the lowest floor and the lowest adjacent grade of a structure or the lowest ground elevation of a parcel in a Special Flood Hazard Area is above the BFE, advise the property owner of the option to apply for a Letter of Map Amendment (LOMA) from FEMA. Maintain a copy of the LOMA issued by FEMA in the floodplain development permit file.
- (24) In any lot or lots/areas that will be or have been removed from the special flood hazard area utilizing a Letter of Map Revision Based on Fill (LOMR-F), the top of fill level must meet the community's freeboard elevation at that location. If the top of fill level is below the freeboard elevation, all new structures, additions to existing buildings or substantial improvement must meet the required community freeboard elevation.

Sec. 14-69. - CORRECTIVE PROCEDURES.

- (1) **Stop Work Order:** The Floodplain Administrator may issue a stop work order, which shall be served on the applicant or other responsible person. The stop work order shall remain in effect until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise remedied the violation or violations described therein, provided the stop work order may be withdrawn or modified to enable the applicant or other responsible person to take the necessary remedial measures to remedy such violation or violations
- (2) **Notice of Violation.** If the Floodplain Administrator determines that an owner, occupant, applicant or other responsible person has failed to comply with the terms and conditions of a permit, or the provisions of this ordinance, it shall issue a written notice of violation, by certified return receipt mail, to such applicant or other responsible person. Where the person is engaged in activity covered by this ordinance without having first secured a permit, the notice shall be served on the owner or the responsible person in charge of the activity being conducted on the site. The notice of violation shall contain:
 - (a) The name and address of the owner or the applicant or the responsible person;
 - (b) The address or other description of the site upon which the violation is occurring;
 - (c) A statement specifying the nature of the violation;
 - (d) A description of the remedial measures necessary to bring the action or inaction into compliance with the permit or this ordinance and the date for the completion of such remedial action;
 - (e) A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed, and;
 - (f) A statement that the determination of violation may be appealed to the Board of Adjustment by filing a written notice of appeal within thirty days after the notice of violation (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24-hour notice shall be sufficient).
- (3) **Additional Enforcement Actions.** If the remedial measures described in the Notice of Violation have not been completed by the date set forth for such completion in the Notice of Violation, any one or more of the following enforcement actions may be enacted against the person to whom the Notice of Violation was directed. Before taking any of the following actions or imposing any of the following penalties, the city shall first notify the owner, applicant or other responsible person in writing of its intended action. The city shall provide reasonable opportunity, of not less than ten days (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24-hour notice shall be sufficient) to remedy such violation. In the event the applicant or other responsible person fails to remedy such violation after such notice and remedial period, the city may take or impose any one or more of the following enforcement actions or penalties:
 - (a) **Termination of utility service and/or withhold or revoke Certificate of Occupancy:** The city may terminate utilities and/or refuse to issue and/or revoke a certificate of occupancy for the building or other improvements and/or repairs conducted or being conducted on the site until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise remedy the violation or violations described therein.
 - (b) **Suspension, revocation, or modifications of permit:** The city may suspend, revoke, or modify the permit authorizing the development project. A suspended, revoked, or modified permit may be reinstated after the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise remedy the violations described therein, provided such permit may be reinstated (upon such conditions as the city may deem necessary) to enable the applicant or other responsible person to take the necessary remedial measures to cure such violations.
 - (c) **Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions**

shall constitute a Class 1 misdemeanor pursuant to North Carolina General Statute § 143-215.58.

- (i) Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$100 per day. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of King from taking such other lawful actions, pursuant to North Carolina General Statute § 153A, 160A, and 160D, as is necessary to prevent or remedy any violation.
 - (ii) Enforcement by an appropriate equitable remedy issuing from a court of competent jurisdiction may be pursued if the offender fails to remedy the violation, pays assessed fines, and/or fails to file an appeal within the prescribed period of time. In such case, the general court of justice shall have jurisdiction to issue such orders as may be appropriate.
- (d) Civil Penalties. Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions shall subject the violator to a civil penalty as provided in this section. The procedures authorized by this subsection is an additional and alternative remedy available to the city independent of other remedies or enforcement procedures.
 - (i) Amount. A violation of any provision of this chapter shall subject the violator to a civil penalty of one hundred dollars (\$100.00). Each day that a violation continues after the violator has been cited for the violation shall constitute a separate and distinct violation, subject to an additional civil penalty of one hundred dollars (\$100.00) for each such day.
 - (ii) Issuance of citation. A civil penalty under this section shall be assessed by written citation. The citation may be issued by a police officer of the city or by the city manager or the city manager's designee. A citation issued under this section assesses only a civil penalty and is not, and shall not be treated as, a criminal citation, criminal summons, or infraction citation. Each citation issued under this section shall: (1) identify the provision(s) of this chapter violated; (2) describe the violation with reasonable particularity, including the date, time, and location of the violation; (3) state the amount of the civil penalty assessed; and (4) state the date by which the civil penalty must be paid.
 - (iii) Payment. A civil penalty assessed under this section shall be paid to the city within thirty (30) days after the date the citation is issued.
 - (iv) Collection. If a civil penalty assessed under this section is not paid within the time period stated in subsection (d)(iii) of this section, the city may recover the civil penalty, together with all costs allowed by law, by filing a civil action in the nature of debt in the General Court of Justice, as authorized by G.S. 160A-175(c).
- (4) Administrative appeal; judicial review. Any person receiving a Notice of Violation may appeal the determination of the community, including but not limited to the issuance of a stop work order, the assessment of an administratively-imposed monetary penalty, the suspension, revocation, modification, or grant with condition of a permit by the community upon finding that the holder is in violation of permit conditions, or that the holder is in violation of any applicable ordinance or any of the community's rules and regulations, or the issuance of a notice of bond forfeiture.
 - (a) Any person receiving a Notice of Violation may appeal the determination of the floodplain administrator to the Board of Adjustment. The Notice of Appeal must be in writing and be received by the floodplain administrator and the clerk within thirty (30) days of the date of the Notice of Violation. In the absence of an appeal, the determination of the floodplain administrator shall be final.
 - (b) All appeals shall be heard and decided by the community's designated Appeal Board, which shall be the Board of Adjustment. The Appeal Board shall hear an appeal within a reasonable time and shall have the power to affirm, modify, or reject the original penalty, including the right to increase or decrease the amount of any monetary penalty and the right to add or delete remedial actions required for correction of the violation and compliance with the community's flood damage prevention ordinance, and any other applicable local, state, or federal requirements. In the absence of a petition for review of a quasi-judicial decision, the decision of the Appeal Board shall be final.
 - (c) A petition for review of a quasi-judicial decision can be requested by any person with standing aggrieved by a decision or order of the community, after exhausting his/her administrative remedies. The petition shall be

received by the clerk of superior court within 30 days of the date of the local governing body decision.

- (5) Section 1316 Declaration: Section 1316 of the National Flood Insurance Act authorizes FEMA to deny flood insurance to a property declared by the State, County, or Municipal government to be in violation of the local floodplain management ordinance. A Section 1316 declaration shall be used when all other legal means to remedy a violation have been exhausted and the structure remains noncompliant. The community must coordinate a request for Section 1316 declaration to the FEMA Regional Office through the State NFIP Coordinator.

Once invoked, the property's flood insurance coverage will be terminated and no new or renewal policy can be issued; no flood insurance claim can be paid on any policy on the property, and disaster assistance will be denied. If a structure that has received a Section 1316 declaration is made compliant with the community's floodplain management ordinance, then the Section 1316 declaration can be rescinded by FEMA and flood insurance eligibility restored.

Sec. 14-70. - VARIANCE PROCEDURES.

- (1) The Board of Adjustment as established by the City of King, shall hear and decide requests for variances from the requirements of this ordinance.
- (2) Any person aggrieved by the decision of the Board of Adjustment may appeal such decision to the Court, as provided in Chapters 7A and 160D of the North Carolina General Statutes.
- (3) Variances may be issued for:
 - (a) The repair or rehabilitation of historic structures upon the determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and that the variance is the minimum necessary to preserve the historic character and design of the structure;
 - (b) Functionally dependent facilities if determined to meet the definition as stated in Section 14-35 of this ordinance, provided provisions of Section 14-70(9)(b), (c), and (e) have been satisfied, and such facilities are protected by methods that minimize flood damages during the base flood and create no additional threats to public safety; or
 - (c) Any other type of development provided it meets the requirements of this Section.
- (4) In passing upon variances, the Board of Adjustment shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and:
 - (a) The danger that materials may be swept onto other lands to the injury of others;
 - (b) The danger to life and property due to flooding or erosion damage;
 - (c) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (d) The importance of the services provided by the proposed facility to the community;
 - (e) The necessity to the facility of a waterfront location as defined under Section 14-35 of this ordinance as a functionally dependent facility, where applicable;
 - (f) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - (g) The compatibility of the proposed use with existing and anticipated development;
 - (h) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - (i) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (j) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of

wave action, if applicable, expected at the site; and

- (k) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.
- (5) A written report addressing each of the above factors shall be submitted with the application for a variance.
- (6) Upon consideration of the factors listed above and the purposes of this ordinance, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purposes and objectives of this ordinance.
- (7) Any applicant to whom a variance is granted shall be given written notice specifying the difference between the BFE and the elevation to which the structure is to be built and that such construction below the BFE increases risks to life and property, and that the issuance of a variance to construct a structure below the BFE may result in increased premium rates for flood insurance up to \$25 per \$100 of insurance coverage. Such notification shall be maintained with a record of all variance actions, including justification for their issuance.
- (8) The Floodplain Administrator shall maintain the records of all appeal actions and report any variances to the FEMA and the State of North Carolina upon request.
- (9) Conditions for Variances:
 - (a) Variances shall not be issued when the variance will make the structure in violation of other federal, state, or local laws, regulations, or ordinances.
 - (b) Variances shall not be issued within any designated floodway or non-encroachment area if the variance would result in any increase in flood levels during the base flood discharge.
 - (c) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - (d) Variances shall only be issued prior to development permit approval.
 - (e) Variances shall only be issued upon:
 - (1) A showing of good and sufficient cause;
 - (2) A determination that failure to grant the variance would result in exceptional hardship; and
 - (3) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- (10) A variance may be issued for solid waste disposal facilities or sites, hazardous waste management facilities, salvage yards, and chemical storage facilities that are located in Special Flood Hazard Areas provided that all of the following conditions are met.
 - (a) The use serves a critical need in the community.
 - (b) No feasible location exists for the use outside the Special Flood Hazard Area.
 - (c) The reference level of any structure is elevated or floodproofed to at least the Regulatory Flood Protection Elevation.
 - (d) The use complies with all other applicable federal, state and local laws.
 - (e) The City of King has notified the Secretary of the North Carolina Department of Public Safety of its intention to grant a variance at least thirty (30) calendar days prior to granting the variance, in accordance with North Carolina

Sec. 14-71 – 14-95. – Reserved.

DIVISION 3. - PROVISIONS FOR FLOOD HAZARD REDUCTION.

Sec. 14-96. - GENERAL STANDARDS.

In all Special Flood Hazard Areas, the following provisions are required:

- (1) All new construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, and lateral movement of the structure.
- (2) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage in accordance with the FEMA Technical Bulletin 2, Flood Damage-Resistant Materials Requirements.
- (3) All new construction and substantial improvements shall be constructed by methods and practices that minimize flood damages.
- (4) All new electrical, heating, ventilation, air-conditioning, plumbing, duct systems, and other building utility systems, equipment, and service facilities must be located at or above the Regulatory Flood Protection Elevation (RFPE) and/or specially designed to prevent water from entering or accumulating within the components and installed to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation. Utility systems, equipment, and service facilities include, but are not limited to, HVAC equipment, water softener units, bath/kitchen plumbing fixtures, ductwork, electric/gas meter panels/boxes, utility/cable boxes, water heaters, fuel tanks, and electric outlets/switches.
 - (a) Replacements part of a substantial improvement must also meet the above provisions.
 - (b) Replacements that are for maintenance and not part of a substantial improvement, may be installed at the original location provided the addition and/or improvements comply with the standards for new construction consistent with the code and requirements for the original structure.
- (5) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
- (6) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into flood waters.
- (7) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.
- (8) Nothing in this ordinance shall prevent the repair, reconstruction, or replacement of a building or structure existing on the effective date of this ordinance and located totally or partially within the floodway, non-encroachment area, or stream setback, provided there is no additional encroachment below the Regulatory Flood Protection Elevation in the floodway, non-encroachment area, or stream setback, and provided that such repair, reconstruction, or replacement meets all of the other requirements of this ordinance.
- (9) New solid waste disposal facilities and sites, hazardous waste management facilities, salvage yards, and chemical storage facilities shall not be permitted, except by variance as specified in Section 14-70(10). A structure or tank for chemical or fuel storage incidental to an allowed use or to the operation of a water treatment plant or wastewater treatment facility may be located in a Special Flood Hazard Area only if the structure or tank is either elevated or floodproofed to at least

the Regulatory Flood Protection Elevation and certified in accordance with the provisions of Section 14-67(3).

- (10) All subdivision proposals and other development proposals shall be consistent with the need to minimize flood damage.
- (11) All subdivision proposals and other development proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- (12) All subdivision proposals and other development proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- (13) All subdivision proposals and other development proposals shall have received all necessary permits from those governmental agencies for which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
- (14) When a structure is partially located in a Special Flood Hazard Area, the entire structure shall meet the requirements for new construction and substantial improvements.
- (15) When a building or structure is located in more than one flood hazard zone or in a flood hazard zone with multiple base flood elevations, the provisions for the more restrictive flood hazard zone and the highest BFE shall apply.
- (16) Structural fill shall not be used unless design and construction of the structural fill accounts for the following:
 - (a) consolidation of the underlying soil under the weight of the fill and the structure,
 - (b) differential settlement due to variations in fill composition and characteristics, and
 - (c) slope stability and erosion control during conditions of the base flood.

Sec. 14-97. - SPECIFIC STANDARDS.

In all Special Flood Hazard Areas where BFE data has been provided, as set forth in Section 14-37 the following provisions, in addition to the provisions of Section 14-96, are required:

- (1) Residential Construction. New construction and substantial improvement of any residential structure (including manufactured homes) shall have the reference level, including basement, elevated no lower than the Regulatory Flood Protection Elevation (RFPE), as defined in Section 14-35 of this ordinance.
- (2) Non-Residential Construction. New construction and substantial improvement of any commercial, industrial, or other non-residential structure shall have the reference level, including basement, elevated no lower than the Regulatory Flood Protection Elevation, as defined in Section 14-35 of this ordinance. Structures located in Zones A, AE, AH, AO, A99 may be floodproofed to the Regulatory Flood Protection Elevation (RFPE) in lieu of elevation provided that all areas of the structure, together with attendant utility and sanitary facilities, below the Regulatory Flood Protection Elevation are watertight with walls substantially impermeable to the passage of water, using structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. For AO Zones, the floodproofing elevation shall be in accordance with Section 14-103(2). A registered professional engineer or architect shall certify that the floodproofing standards of this subsection are satisfied. Such certification shall be provided to the Floodplain Administrator as set forth in Section 14-67(3), along with the operational plan and the inspection and maintenance plan.
- (3) Manufactured Homes.
 - (a) New and replacement manufactured homes shall be elevated so that the reference level of the manufactured home is no lower than the Regulatory Flood Protection Elevation (RFPE), as defined in Section 14-35 of this ordinance.
 - (b) Manufactured homes shall be securely anchored to an adequately anchored foundation to resist flotation, collapse, and lateral movement, either by certified engineered foundation system, or in accordance with the most current edition of the State of North Carolina Regulations for Manufactured Homes adopted by the Commissioner of Insurance pursuant to NCGS 143-143.15. Additionally, when the elevation would be met by an elevation of the chassis thirty-six (36) inches or less above the grade at the site, the chassis shall be supported by reinforced piers or engineered foundation. When the elevation of the chassis is above thirty-six (36) inches in height, an

engineering certification is required.

- (c) All enclosures or skirting below the lowest floor shall meet the requirements of Section 14-97(4).
 - (d) An evacuation plan must be developed for evacuation of all residents of all new, substantially improved or substantially damaged manufactured home parks or subdivisions located within flood prone areas. This plan shall be filed with and approved by the Floodplain Administrator and the local Emergency Management Coordinator.
- (4) Elevated Buildings. Fully enclosed area, of new construction and substantially improved structures, which is below the lowest floor:
- (a) Shall not be designed or used for human habitation, but shall only be used for parking of vehicles, building access, or limited storage of maintenance equipment used in connection with the premises. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment (standard exterior door), or entry to the living area (stairway or elevator). The interior portion of such enclosed area shall not be finished or partitioned into separate rooms, except to enclose storage areas;
 - (b) Shall be constructed entirely of flood resistant materials at least to the Regulatory Flood Protection Elevation; and
 - (c) Shall include flood openings to automatically equalize hydrostatic flood forces on walls by allowing for the entry and exit of floodwaters. To meet this requirement, the openings must either be certified by a professional engineer or architect or meet or exceed the following minimum design criteria:
 - (1) A minimum of two flood openings on different sides of each enclosed area subject to flooding;
 - (2) The total net area of all flood openings must be at least one (1) square inch for each square foot of enclosed area subject to flooding;
 - (3) If a building has more than one enclosed area, each enclosed area must have flood openings to allow floodwaters to automatically enter and exit;
 - (4) The bottom of all required flood openings shall be no higher than one (1) foot above the higher of the interior or exterior adjacent grade;
 - (5) Flood openings may be equipped with screens, louvers, or other coverings or devices, provided they permit the automatic flow of floodwaters in both directions; and
 - (6) Enclosures made of flexible skirting are not considered enclosures for regulatory purposes, and, therefore, do not require flood openings. Masonry or wood underpinning, regardless of structural status, is considered an enclosure and requires flood openings as outlined above.
 - (d) Shall not be temperature-controlled or conditioned.
 - (e) Property owners shall be required to execute and record a non-conversion agreement prior to issuance of a building permit declaring that the area below the lowest floor shall not be improved, finished or otherwise converted to habitable space; the City of King will have the right to inspect the enclosed area. The City of King will conduct annual inspections. This agreement shall be recorded with the Stokes or Forsyth County Register of Deeds and shall transfer with the property in perpetuity.
- (5) Additions/Improvements.
- (a) Additions and/or improvements to pre-FIRM structures when the addition and/or improvements in combination with any interior modifications to the existing structure are:
 - (1) Not a substantial improvement, the addition and/or improvements must be designed to minimize flood damages and must not be any more non-conforming than the existing structure.
 - (2) A substantial improvement, with modifications/rehabilitations/improvements to the existing structure or

the common wall is structurally modified more than installing a doorway, both the existing structure and the addition must comply with the standards for new construction.

- (b) Additions to pre-FIRM or post-FIRM structures that are a substantial improvement with no modifications/rehabilitations/improvements to the existing structure other than a standard door in the common wall, shall require only the addition to comply with the standards for new construction.
 - (c) Additions and/or improvements to post-FIRM structures when the addition and/or improvements in combination with any interior modifications to the existing structure are:
 - (1) Not a substantial improvement, the addition and/or improvements only must comply with the standards for new construction consistent with the code and requirements for the original structure.
 - (2) A substantial improvement, both the existing structure and the addition and/or improvements must comply with the standards for new construction.
 - (d) Any combination of repair, reconstruction, rehabilitation, addition or improvement of a building or structure taking place during a 5-year period, the cumulative cost of which equals or exceeds 30 percent of the market value of the structure before the improvement or repair is started must comply with the standards for new construction. For each building or structure, the 5-year period begins on the date of the first improvement or repair of that building or structure subsequent to the effective date of this ordinance. Substantial damage also means flood-related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The requirement does not, however, include either:
 - (1) Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assume safe living conditions.
 - (2) Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.
- (6) Recreational Vehicles. Recreational vehicles shall meet the following:
- (a) Placement of a Recreational Vehicle in the Regulatory Floodway or *Non-Encroachment Area* is prohibited. This includes both temporary and permanent placement.
 - (b) Temporary Placement
 - (1) Be on site for fewer than 180 consecutive days; or
 - (2) Be fully licensed and ready for highway 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 has no permanently attached additions.)
 - (c) Permanent Placement. Recreational vehicles that do not meet the limitations of Temporary Placement shall meet all the requirements for new construction.
- (7) Temporary Non-Residential Structures. Prior to the issuance of a floodplain development permit for a temporary structure, the applicant must submit to the Floodplain Administrator a plan for the removal of such structure(s) in the event of a hurricane, flash flood or other type of flood warning notification. The following information shall be submitted in writing to the Floodplain Administrator for review and written approval:
- (a) A specified time period for which the temporary use will be permitted. Time specified may not exceed three (3) months, renewable up to one (1) year;

- (b) The name, address, and phone number of the individual responsible for the removal of the temporary structure;
- (c) The time frame prior to the event at which a structure will be removed (i.e., minimum of 72 hours before landfall of a hurricane or immediately upon flood warning notification);
- (d) A copy of the contract or other suitable instrument with the entity responsible for physical removal of the structure; and
- (e) Designation, accompanied by documentation, of a location outside the Special Flood Hazard Area, to which the temporary structure will be moved.

(8) Accessory Structures.

- (a) When accessory structures (sheds, detached garages, etc.) with a footprint of no more than 600 square feet are placed within A, AO, AH, AE and A99 flood zones, wet floodproofing may be permitted when the following criteria are met:
 - 1 Accessory structures shall not be used for human habitation (including working, sleeping, living, cooking or restroom areas);
 - 2 Accessory structures shall not be temperature-controlled;
 - 3 Accessory structures shall be designed to have low flood damage potential;
 - 4 Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
 - 5 Accessory structures shall be firmly anchored in accordance with the provisions of Section 14-96(1);
 - 6 All service facilities such as electrical shall be installed in accordance with the provisions of Section 14-96(4); and
 - 7 Flood openings to facilitate automatic equalization of hydrostatic flood forces shall be provided below Regulatory Flood Protection Elevation in conformance with the provisions of Section 14-97(4)(c).
- (b) All other accessory structures exceeding the size restrictions in Section 14-97(8)(a) above must comply with the elevation or floodproofing standards and certification requirements in accordance with Section 14-67(3) and Section 14-97(2).

An accessory structure with a footprint of 150 square feet or less in A, AO, AH, AE and A99 zones satisfying the criteria outlined above in Section 14-97(8)(a) is not required to meet the elevation or floodproofing certification requirements of Section 14-67(3). All other accessory structures must comply with the elevation or floodproofing certification requirements in accordance with Section 14-67(3).

- (9) Tanks. When gas and liquid storage tanks are to be placed within a Special Flood Hazard Area, the following criteria shall be met:
 - (a) Underground tanks. Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty;
 - (b) Above-ground tanks, elevated. Above-ground tanks in flood hazard areas shall be elevated to or above the Regulatory Flood Protection Elevation on a supporting structure that is designed to prevent flotation, collapse or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation

requirements of the applicable flood hazard area;

- (c) Above-ground tanks, not elevated. Above-ground tanks that do not meet the elevation requirements of Section 14-97(2) of this ordinance shall be permitted in flood hazard areas provided the tanks are designed, constructed, installed, and anchored to resist all flood-related and other loads, including the effects of buoyancy, during conditions of the design flood and without release of contents in the floodwaters or infiltration by floodwaters into the tanks. Tanks shall be designed, constructed, installed, and anchored to resist the potential buoyant and other flood forces acting on an empty tank during design flood conditions.
- (d) Tank inlets and vents. Tank inlets, fill openings, outlets and vents shall be:
 - (1) At or above the Regulatory Flood Protection Elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood; and
 - (2) Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

(10) Other Development.

- (a) Fences in regulated floodways and NEAs that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of Section 14-102 of this ordinance.
- (b) Retaining walls, sidewalks and driveways in regulated floodways and NEAs. Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of Section 14-102 of this ordinance.
- (c) Roads and watercourse crossings in regulated floodways and NEAs. Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways shall meet the limitations of Section 14-102 of this ordinance.
- (d) Commercial storage facilities are not considered “limited storage” as noted in this ordinance and shall be protected to the Regulatory Flood Protection Elevation as required for non-residential structures.

Sec. 14-98. – Reserved.

Sec. 14-99. - STANDARDS FOR AREAS OUTSIDE THE SPECIAL FLOOD HAZARD AREA - X ZONES (SHADED/UNSHADED).

Areas designated as X Zones (Shaded or Unshaded) on the FIRM or in the FIS report established in Section 14-37, are areas determined to be low to moderate risk flood zones but are not immune to inundation by flood waters. The following provisions, in addition to the provisions of Sections 14-96 and 14-97, shall apply to all development within such areas:

- (1) Where 0.2-percent-annual-chance water surface elevations are provided, the reference level in Zone X (Shaded) shall be elevated or floodproofed to at least the 0.2-percent-annual-chance water surface elevation or the Regulatory Flood Protection Elevation, whichever is higher.
- (2) Where no flood hazard data is available or provided per Section 14-37:
 - (a) the reference level shall be elevated or floodproofed, pursuant to Section 14-97, to at least 2-feet above the highest adjacent grade; or
 - (b) meet the requirements of Section 14-99(4).
- (3) Where Advisory Flood Studies provide base flood elevations, the reference level shall be elevated or floodproofed, pursuant to Section 14-97, to at least the advisory BFE plus a freeboard of 2-feet.

- (4) Where a Community Flood Hazard Area (CFHA) is established per Section 14-37, the reference level shall be elevated or floodproofed, pursuant to Section 14-97, to at least the CFHA flood elevation plus a freeboard of 2-feet.

Sec. 14-100. - STANDARDS FOR FLOODPLAINS WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS.

Within the Special Flood Hazard Areas designated as Approximate Zone A and established in Section 14-37, where no BFE data has been provided by FEMA, the following provisions, in addition to the provisions of Section 14-96, shall apply:

- (1) No encroachments, including fill, new construction, substantial improvements or new development shall be permitted within a distance of twenty (20) feet each side from top of bank or five times the width of the stream, whichever is greater, unless certification with supporting technical data by a registered professional engineer is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- (2) The BFE used in determining the Regulatory Flood Protection Elevation shall be determined based on the following criteria:
 - a. When BFE data is available from other sources, all new construction and substantial improvements within such areas shall also comply with all applicable provisions of this ordinance and shall be elevated or floodproofed in accordance with standards in Sections 14-96 and 97.
 - b. When floodway or non-encroachment data is available from a Federal, State, or other source, all new construction and substantial improvements within floodway and non-encroachment areas shall also comply with the requirements of Sections 14-97 and 14-102.
 - c. All subdivision, manufactured home park and other development proposals shall provide BFE data if development is greater than five (5) acres or has more than fifty (50) lots/manufactured home sites. Such BFE data shall be adopted by reference in accordance with Section 14-97 and utilized in implementing this ordinance.
 - d. When BFE data is not available from a Federal, State, or other source as outlined above, the reference level shall be elevated or floodproofed (non-residential) to or above the Regulatory Flood Protection Elevation, as defined in Section 14-35. All other applicable provisions of Section 14-97 shall also apply.

Sec. 14-101. - STANDARDS FOR RIVERINE FLOODPLAINS WITH BASE FLOOD ELEVATIONS BUT WITHOUT ESTABLISHED FLOODWAYS OR NON-ENCROACHMENT AREAS.

Along rivers and streams where BFE data is provided by FEMA or is available from another source but neither floodway nor non-encroachment areas are identified for a Special Flood Hazard Area on the FIRM or in the FIS report, the following requirements shall apply to all development within such areas”

- (1) Standards of Sections 14-96 and 97; and
- (2) Until a regulatory floodway or non-encroachment area is designated, no encroachments, including fill, new construction, substantial improvements, or other development, shall be permitted unless certification with supporting technical data by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point.

Sec. 14- 102. - STANDARDS FOR FLOODWAYS AND NON-ENCROACHMENT AREAS.

Areas designated as floodways or non-encroachment areas are located within the Special Flood Hazard Areas established in Section 14-37. The floodways and non-encroachment areas are extremely hazardous areas due to the velocity of floodwaters that have erosion potential and carry debris and potential projectiles. The following provisions, in addition to standards outlined in Sections 14-96 and 97, shall apply to all development within such areas:

- (1) No encroachments, including fill, new construction, substantial improvements and other developments shall be permitted unless:
 - (a) It is demonstrated that the proposed encroachment would not result in any increase in the flood levels during the occurrence of the base flood discharge, based on hydrologic and hydraulic analyses performed in accordance with standard engineering practice and presented to the Floodplain Administrator prior to issuance of floodplain development permit; or
 - (b) A Conditional Letter of Map Revision (CLOMR) has been issued by FEMA for proposed encroachments resulting in increases in the flood levels during the occurrence of the base flood discharge. A Letter of Map Revision (LOMR) must be obtained within six months of completion of the proposed encroachment.
 - (c) A Letter of Map Revision (LOMR) must be obtained within six months of completion of the proposed encroachment, permitted in accordance with Section 14-102(1)(a), if the encroachment results in changes to the floodway/non-encroachment area widths, and/or changes to the stream location.
- (2) If Section 14-102(1) is satisfied, all development shall comply with all applicable flood hazard reduction provisions of this ordinance.
- (3) Manufactured homes may be permitted provided the following provisions are met:
 - (a) The anchoring and the elevation standards of Section 14-97(3); and
 - (b) The encroachment standards of Section 14-102(1).
- (4) Placement of recreational vehicles in the regulatory floodway or non-encroachment area is prohibited.

Sec. 14-103. - STANDARDS FOR AREAS OF SHALLOW FLOODING (ZONE AO).

Located within the Special Flood Hazard Areas established in Section 14-37, are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. In addition to Sections 14-96 and 97, all new construction and substantial improvements shall meet the following requirements:

- (1) The reference level shall be elevated at least as high as the depth number specified on the Flood Insurance Rate Map (FIRM), in feet, plus a freeboard of 4-feet, above the highest adjacent grade; or at least 4-feet above the highest adjacent grade if no depth number is specified.
- (2) Non-residential structures may, in lieu of elevation, be floodproofed to the same level as required in Section 14-103(1) so that the structure, together with attendant utility and sanitary facilities, below that level shall be watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required in accordance with Section 14-67(3) and Section 14-97(2).
- (3) Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

Sec. 14-104. - STANDARDS FOR AREAS OF SHALLOW FLOODING (ZONE AH).

Located within the Special Flood Hazard Areas established in Section 14-37, are areas designated as shallow flooding areas. These areas are subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are one (1) to three (3) feet. Base Flood Elevations are derived from detailed hydraulic analyses are shown in this zone. In addition to Sections 14-96 and 97, all new construction and substantial improvements shall meet the following requirements:

- (1) Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

Sec. 14-105 – 14-125. – Reserved.

DIVISION 4. - LEGAL STATUS PROVISIONS.

Sec. 14-126. - EFFECT ON RIGHTS AND LIABILITIES UNDER THE EXISTING FLOOD DAMAGE PREVENTION ORDINANCE.

This ordinance in part comes forward by re-enactment of some of the provisions of the Flood Damage Prevention Ordinance enacted November 7, 1988, as amended, and it is not the intention to repeal but rather to re-enact and continue to enforce without interruption of such existing provisions, so that all rights and liabilities that have accrued thereunder are reserved and may be enforced. The enactment of this ordinance shall not affect any action, suit or proceeding instituted or pending. All provisions of the Flood Damage Prevention Ordinance of the City of King enacted on November 7, 1988, as amended, which are not reenacted herein are repealed.

Sec. 14-127. - EFFECT UPON OUTSTANDING FLOODPLAIN DEVELOPMENT PERMITS.

Nothing herein contained shall require any change in the plans, construction, size, or designated use of any development or any part thereof for which a floodplain development permit has been granted by the Floodplain Administrator or his or her authorized agents before the time of passage of this ordinance; provided, however, that when construction is not begun under such outstanding permit within a period of six (6) months subsequent to the date of issuance of the outstanding permit, construction or use shall be in conformity with the provisions of this ordinance.

Sec. 14-128. - SEVERABILITY.

If any section, clause, sentence, or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance.

Sec. 14-129. - EFFECTIVE DATE.

This ordinance shall become effective September 8, 2026.



CITY OF KING PLANNING BOARD

MEETING DATE:

AUGUST 24, 2026

PART A

Subject: REQUEST FOR THE 10/70 PROVISION BY D & M PROPERTY VENTURES, LLC.

Action Requested: Recommendation on granting the 10/70 provision to this tract off Meadowbrook Drive.

Attachments:

- Zoning application/permit
- Site plan

This abstract requires review by:

City Manager

City Attorney

Todd Cox, Int. Planning & Zoning Official
Emerson Wright, Planning & Zoning intern

PART B

Introduction and Background:

D & M Property Ventures, LLC (Mike Marshall) is proposing to build a light-industrial building with possible L-I lots below and would like to take advantage of our 10/70 provision. The tract contains 8.21 acres and is zoned CZ-L-I. The owner has approval for his building on lot 1 and desires to develop 3 more lots for similar type structures. We currently have 625-acres to give towards the 10/70 provision and this tract would be for 2.8-acres or 70% of the 8.21-acre tract.

Discussion and Analysis:

This would be a good site to use the 10/70 provision on and possibly generate additional light-industrial sites.

Budgetary Impact:

Possible new light-industrial development.

Recommendation:

Staff has reviewed the owner's request and would recommend it for approval.

Watershed Requirements –

Built-upon area means built-upon area means impervious surface and partially impervious surface to the extent that the partially impervious surface does not allow water to infiltrate through the surface and into the subsoil. "Built-upon area" does not include a slatted deck; the water area of a swimming pool; a surface of number 57 stone, as designated by the American Society for Testing and Materials, laid at least four inches thick over a geotextile fabric; a trail as defined in G.S. 113A-85 that is either unpaved or paved as long as the pavement is porous with a hydraulic conductivity greater than 0.001 centimeters per second (1.41 inches per hour); or landscaping material, including, but not limited to, gravel, mulch, sand, and vegetation, placed on areas that receive pedestrian or bicycle traffic or on portions of driveways and parking areas that will not be compacted by the weight of a vehicle, such as the area between sections of pavement that support the weight of a vehicle (except as exempted by state law).

Sec. 32-288. - Watershed areas; density and built-upon limits.

(a) *Project density.* The following maximum allowable project densities and minimum lot sizes shall apply to a project according to the classification of the water supply watershed where it is located, its relative location in the watershed, its project density, and the type of development:

b. Non-residential and all other residential — 24 percent built-upon area; or 36 percent built-upon area without curb and gutter street system.

(2) *High density development (10/70 provision, requires approval by the city).*

WS-IV Critical Area:

a. All types — 24 percent to 50 percent built-upon area.

WS-IV Protected Area:

a. All types — 24 percent to 70 percent built-upon.

CITY OF KING ZONING ACTION REQUEST/PERMIT

REQUEST NO. **WS-017**

I. APPLICANT D & M Property Ventures, LLC DATE OF REQUEST: 7-6-26
ADDRESS: 661 Moser Road COUNTY: Stokes TOWNSHIP: Yadkin
King, NC 27021 DEED BOOK: 751 PAGE: 868
TELEPHONE: 336.817.6262 TAX MAP: 5991-19 PARCELS: 6772
ZONING DISTRICT: CZ-L-I SUBDIVISION LOT NO.:
OWNERS (SUBJECT & ABUTTING PROPERTIES): See Map

II. APPLICATION IS HEREBY MADE FOR THE HEREIN DESCRIBED ZONING ACTION ON
PROPERTY LOCATED: 900 Blk of Big Oaks Drive on the south east side.
THE REQUESTED ACTION IS: Watershed 10/70 coverage approval. Allow 2.8 acres be given to this project per the 10/70.
IS THE PROPERTY LOCATED IN THE WATERSHED PROTECTION AREA? YES: X No:
IF YES SEE ATTACHMENT A

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

III. INDICATE TYPE REQUEST:

 REZONING PERMIT
 VARIANCE PERMIT
 CONDITIONAL USE PERMIT
 SPECIAL EXCEPTIONAL PERMIT
 TEMPORARY PERMIT(SITE INSP.)

 TEMPORARY PERMIT (NO SITE INSP.)
 MINOR SUBDIVISION PLAT REVIEW
 MAJOR SUBDIVISION PLAT REVIEW
 PLAT FILING FEE
X WATERSHED REVIEW

[Signature]
APPLICANT/AGENTS SIGNATURE

[Signature]
ZONING ENFORCEMENT OFFICER

(SEE FEE SCHEDULE) TOTAL FEE DUE: \$500.00

IV. PLANNING BOARD WILL REVIEW (IF REQUIRED): August 24, 2026 at 6:00 pm at City Hall
BOARD OF ADJUSTMENT WILL REVIEW (IF REQUIRED):
COUNCIL WILL REVIEW & HOLD PUBLIC HEARING (IF REQUIRED): September 8, 2026 at 6:00 pm at City Hall
PROPERTY POSTED BY: N/A
NOTIFICATIONS MAILED BY: N/A
NEWSPAPER ADVERTISEMENT: N/A & N/A

V. ACTION BY PLANNING BOARD/BOARD OF ADJUSTMENT

APPROVAL DISAPPROVAL APPROVAL WITH MODIFICATIONS:

DATE

CHAIRMAN

VI ACTION BY CITY COUNCIL

APPROVAL DISAPPROVAL APPROVAL WITH MODIFICATIONS:

COMMENTS:

DATE

MAYOR





CITY OF KING PLANNING BOARD

MEETING DATE:

AUGUST 24, 2026

PART A

Subject:	REQUEST FOR THE 10/70 PROVISION BY LMC AUTOMOTIVE.
Action Requested:	Recommendation on granting the 10/70 provision to this industrial site off Industrial Drive.
Attachments:	• Zoning application/permit • Site plan

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

PART B

Introduction and Background:
We have a request from LMC Automotive (Justin & Marty Myers) to use our 10/70 provision which would allow them to use up to 53.42% of their site. The site is in our WS-IV watershed and would only allow for 36% use of the 26-acre tract but the ordinance will allow up to 70% with council approval. They are asking for 4.63-acres of our existing 620-acres we have setback for this type of use.
Discussion and Analysis:
This would be a good site to use the 10/70 provision.
Budgetary Impact:
Additional county and city tax base.
Recommendation:
Staff has reviewed the owner's request and would recommend it for approval if the rezoning passes for this site.

Watershed Requirements –

Built-upon area means built-upon area means impervious surface and partially impervious surface to the extent that the partially impervious surface does not allow water to infiltrate through the surface and into the subsoil. "Built-upon area" does not include a slatted deck; the water area of a swimming pool; a surface of number 57 stone, as designated by the American Society for Testing and Materials, laid at least four inches thick over a geotextile fabric; a trail as defined in G.S. 113A-85 that is either unpaved or paved as long as the pavement is porous with a hydraulic conductivity greater than 0.001 centimeters per second (1.41 inches per hour); or landscaping material, including, but not limited to, gravel, mulch, sand, and vegetation, placed on areas that receive pedestrian or bicycle traffic or on portions of driveways and parking areas that will not be compacted by the weight of a vehicle, such as the area between sections of pavement that support the weight of a vehicle (except as exempted by state law).

Sec. 32-288. - Watershed areas; density and built-upon limits.

(a) *Project density.* The following maximum allowable project densities and minimum lot sizes shall apply to a project according to the classification of the water supply watershed where it is located, its relative location in the watershed, its project density, and the type of development:

b. Non-residential and all other residential — 24 percent built-upon area; or 36 percent built-upon area without curb and gutter street system.

(2) *High density development (10/70 provision, requires approval by the city).*

WS-IV Critical Area:

a. All types — 24 percent to 50 percent built-upon area.

WS-IV Protected Area:

a. All types — 24 percent to 70 percent built-upon.

I. APPLICANT LMC Automotive – (Justin & Marty Myers) DATE OF REQUEST: 8-3-26
 ADDRESS: 7481 Shallowford Road/2828 Tom's Ridge Lane COUNTY: Stokes TOWNSHIP: Yadkin
Lewisville/East Bend, NC 27023/27018 DEED BOOK: 751 PAGE: 868
 TELEPHONE: 336.407.4343 TAX MAP: 5991-48/58 PARCELS: 3759/2334
 ZONING DISTRICT: L-I SUBDIVISION LOT NO.: N/A
 OWNERS (SUBJECT & ABUTTING PROPERTIES): See Map

II. APPLICATION IS HEREBY MADE FOR THE HEREIN DESCRIBED ZONING ACTION ON
 PROPERTY LOCATED: 100 Blk of Industrial Drive on the south west side.
 THE REQUESTED ACTION IS: Watershed 10/70 coverage approval. Allow 4.63-acres be given to this project.
 IS THE PROPERTY LOCATED IN THE WATERSHED PROTECTION AREA? YES: X No:
 IF YES SEE ATTACHMENT A

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

III. INDICATE TYPE REQUEST:

 REZONING PERMIT
 VARIANCE PERMIT
 CONDITIONAL USE PERMIT
 SPECIAL EXCEPTIONAL PERMIT
 TEMPORARY PERMIT (SITE INSP.)

 TEMPORARY PERMIT (NO SITE INSP.)
 MINOR SUBDIVISION PIAT REVIEW
 MAJOR SUBDIVISION PLAT REVIEW
 PLAT FILING FEE
X WATERSHED REVIEW

[Signature]
 APPLICANT/AGENT'S SIGNATURE

[Signature: Darryl Z. Cop]
 ZONING ENFORCEMENT OFFICER

(SEE FEE SCHEDULE) TOTAL FEE DUE: \$500.00

IV. PLANNING BOARD WILL REVIEW (IF REQUIRED): August 24, 2026 at 6:00 pm at City Hall
BOARD OF ADJUSTMENT WILL REVIEW (IF REQUIRED):
COUNCIL WILL REVIEW & HOLD PUBLIC HEARING (IF REQUIRED): September 8, 2026 at 6:00 pm at City Hall
 PROPERTY POSTED BY: N/A
 NOTIFICATIONS MAILED BY: N/A
 NEWSPAPER ADVERTISEMENT: N/A & N/A

V. ACTION BY PLANNING BOARD/BOARD OF ADJUSTMENT

APPROVAL DISAPPROVAL APPROVAL WITH MODIFICATIONS:

 DATE

 CHAIRMAN

VI ACTION BY CITY COUNCIL

APPROVAL DISAPPROVAL APPROVAL WITH MODIFICATIONS:

COMMENTS:

 DATE

 MAYOR



