



## AGENDA

### MEETING CALLED TO ORDER

### PLEDGE

**Notes on Pledge:** Remain Standing for the invocation

**INVOCATION** – Chaplain Paul Norman

### ANNOUNCEMENTS

**Notes on Announcements:**

- **City Hall Closed: Wednesday, Thursday, and Friday, December 24, 25 & 26, 2025**, in observance of the Christmas holiday.
- **City Hall Closed: Thursday, January 1, 2026**, in observance of the New Year Holiday
- **King City Council Regular Meeting: Monday, January 5, 2026**, 6 p.m., City Hall Council Chambers, 229 S. Main Street
- **Senior Services Board, Regular Meeting: Tuesday, January 6, 2026**, 3:00 p.m., King Senior Center, 107 White Road, Lower Parking Lot
- **Parks/Recreation Advisory Board, Regular Meeting, Thursday, January 8, 2026**, 6 p.m., Parks/Rec Community Building Parlor Room, 107 White Road
- **Community Appearance Committee, Regular Meeting, Thursday, January 15, 2026**, 2 p.m., City Hall Council Chambers, 229 S. Main Street
- **King Planning Board, Regular Meeting: Monday, January 26, 2026**, 6 p.m. at City Hall Council Chambers, 229 S. Main Street
- **King City Council, Regular Meeting: Monday, February 2, 2026**, 6 p.m., City Hall Council Chambers, 229 S. Main Street

#### 1. ADJUSTMENTS TO AGENDA

#### 2. APPROVAL OF MINUTES

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

#### 3. ITEMS FOR PRESENTATION

- A. Administration of the Oath of Office

#### 4. DISCUSSION ITEMS

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

### ITEMS OF GENERAL CONCERN

### ADJOURNMENT



**CITY OF KING  
PLANNING BOARD**

**MEETING DATE:**  
12/22/2025

**PART A**

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

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

**PART B**

<b>Introduction and Background:</b>
<b>Discussion and Analysis:</b>
<b>Budgetary Impact:</b>
<b>Recommendation:</b>
Adoption of September 22, 2025, Planning Board minutes as presented.

**MINUTES**  
**King Planning Board**  
**Regular Session**  
**September 22, 2025**

The King Planning Board held a regular session at King City Hall on Monday, September 22, 2025, at 6:00 p.m. Chairman Jeff Walker, Jerry Messick, Joe Ramsey, City Clerk Nicole Branshaw, City Engineer Ben Marion, Chaplain Paul Norman, and Mayor Rick McCraw were present at the meeting.

Vice Chairman Jeff Walker called the meeting to order.

Chaplain Paul Norman offered the invocation.

**MOTION:** *Joe Ramsey motioned to excuse David Hudson. Jerry Messick seconded the motion, which passed by a unanimous vote of 3-0.*

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

**PUBLIC COMMENT**

Chairman Jeff Walker opened the public comment period at 6:04 pm. With no one signed up to speak for public comment, Chairman Jeff Walker closed the public comment at 6:04 pm. **\*\*SEE DOCUMENT #1\*\***

**1. ADJUSTMENTS TO AGENDA**

No adjustments were made to the agenda.

**MOTION:** *Joe Ramsey moved to accept the agenda as presented. Jerry Messick seconded the motion, which passed unanimously with a vote of 3-0.*

**2. APPROVAL OF MINUTES**

**A. Approval of Minutes - August 25, 2025**

**MOTION:** *Jerry Messick moved to approve the minutes of August 25, 2025, as presented. Joe Ramsey seconded the motion, which passed unanimously with a vote of 3-0.*

**3. ITEMS FOR PRESENTATION**

**A. Administration of the Oath of Office**

On September 2, 2025, at the City Council Meeting, the King City Council voted unanimously to appoint new city planning board member Peter Mosco to fill the remaining term of a member who is no longer eligible for their three-year term. This appointment will be until December 2027.

This item has been moved to the next meeting agenda because Mr. Mosco was unable to attend for an approved reason.

#### **4. DISCUSSION ITEMS**

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

Chairman Jeff Walker opened the public hearing at 6:07 pm. With no one signed up to speak for public comment. Chairman Jeff Walker closed the public comment at 6:07 pm.

Intern City Planner Emerson Wright explained that the City Council had requested that staff and the Planning Board review the subdivision ordinance's sidewalk standards to potentially require sidewalks on both sides of subdivision streets. The current section only requires sidewalks on one side of the street. Staff recommended that the board review the proposed amendments and make a favorable recommendation to the council.

Chairman Walker asked for clarification on whether this would apply only to new subdivisions, which Emerson Wright confirmed. The amended requirements would apply to new incoming subdivisions only, not retroactively.

City Engineer Ben Marion noted two crucial points:

1. The city would maintain the sidewalks within the right-of-way
2. The current ordinance specifies 4-foot concrete sidewalks, but he suggested updating to 5-foot sidewalks for ADA compliance. He clarified that while 4-foot-wide sidewalks aren't prohibited, they wouldn't be ADA-compliant.

Mr. Marion further clarified that if approved, all new subdivision plats would require 5-foot sidewalks on both sides of the street.

A board member (Mr. Koone) in earlier communication identified a typo in section B under multipurpose trails: it said, "now of in the future," when it should read "now or in the future."

***MOTION: Joe Ramsey moved to approve the recommendation to the City Council for the amendment to Chapter 26, Section 26-205, Sidewalks and Multipurpose Trails with the change to ADA-compliant 5-foot concrete sidewalks and the correction in Section B from "now of in the future" to "now or in the future." Jerry Messick seconded the motion, which passed unanimously with a vote of 3-0. \*\*SEE DOCUMENT #2\*\****

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

Intern City Planner Emerson Wright explained that the city had recently issued a warning citation to an electronic gaming business located in the Mountain View Shopping Center after receiving a complaint that it was too close to a daycare in front of the shopping center. However, the city had to drop the citation because the ordinance was unenforceable as written. The Council requested that the city attorney review the ordinance and recommend changes to enhance its enforceability. Staff recommended that the board review the proposed amendments and make a favorable recommendation to the council.

Wright confirmed that the previous wording of the ordinance rendered it unenforceable, leading to the withdrawal of the citation.

City Engineer Ben Marion explained that businesses were circumventing the ordinance by using alternative names, such as "Internet cafe" or "Internet sweepstakes," instead of "electronic gaming operation." The proposed amendment would specifically define these alternative terms to have the same meaning as 'electronic gaming,' thereby closing the loophole. He noted that businesses might still try to use different terminology in the future, which could require further amendments to the ordinance.

**MOTION:** Jerry Messick moved to approve the recommendation to the City Council for the amendment to Chapter 32 Zoning, Article 1 General, Section 32-8 Definitions, Article 2 Administrative and Enforcement, Division 1 General, Section 32-47 Enforcement of Chapter, Article 4 Uses by Zoning District, Section 32-198 Commercial, as presented. Joe Ramsey seconded the motion, which passed with a vote of 3-0. **\*\*SEE DOCUMENT #3\*\***

**ITEMS OF GENERAL CONCERN**

None

**ADJOURNMENT**

Joe Ramsey moved to adjourn the meeting at 6:23 pm. Jerry Messick seconded the motion. The motion was carried unanimously with a vote of 3-0.

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

{SEAL}

Approved by:

\_\_\_\_\_

Jeff Walker, Chairman

Attest:

\_\_\_\_\_

Nicole Branshaw, City Clerk



Item 4A



Date: September 22, 2025

PUBLIC HEARING SIGN-UP SHEET

PUBLIC HEARING

TEXT AMENDMENT CHANGE: Amendment to Chapter 26, Sec. 26-205 – Sidewalks/Multi-Purpose Trails - Ordinance 2025-11

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

PLEASE PRINT ALL INFORMATION

NAME	ORGANIZATION (If Any)	ADDRESS	PHONE	PRO/CON	City Resident?
					<input type="checkbox"/> yes <input type="checkbox"/> no
					<input type="checkbox"/> yes <input type="checkbox"/> no
					<input type="checkbox"/> yes <input type="checkbox"/> no
					<input type="checkbox"/> yes <input type="checkbox"/> no
					<input type="checkbox"/> yes <input type="checkbox"/> no
					<input type="checkbox"/> yes <input type="checkbox"/> no

Section 2, Item # A.

BOARD: Planning Board  
DATE: Sept. 22, 2025  
DOCUMENT #: 2 PAGES: 1





**CITY OF KING  
PLANNING BOARD**

**MEETING DATE:**  
12/22/2025

**PART A**

<b>Subject:</b>	Administration of the Oath of Office	
<b>Action Requested:</b>	Administer the Oath of Office to the newly appointed Planning Board Member.	
<b>Attachments:</b>	Oaths: 1) Peter Mosco 2) Mindi Alexandra 3) Jodie Wallace	
<b>Nicole Branshaw</b> <hr/> <b>Nicole Branshaw, City Clerk</b>	<b>This abstract requires review by:</b>	
	<b>City Manager</b>	<b>City Attorney</b>

**PART B**

<b>Introduction and Background:</b>
On September 2, 2025, at the City Council Meeting, the King City Council voted unanimously to appoint new city planning board member Peter Mosco to fill the remaining term of a member who is no longer eligible for their three-year term. This appointment will be until December 2027. On December 1, 2025, at the City Council Meeting, the King City Council voted unanimously to appoint Mindi Alexandra and Jodie Wallace as alternate city planning board members with a three-year term ending December 2028.
<b>Discussion and Analysis:</b>
<b>Budgetary Impact:</b>
<b>Recommendation:</b>
Mayor McCraw will administer the Oath to new members.



**CITY OF KING  
PLANNING BOARD**

**MEETING DATE:**  
DECEMBER 22, 2025

**PART A**

<b>Subject:</b>	AMENDMENT TO CHAPTER 32. – ZONING, ART. I. – GENERAL, SEC. 32-8. – DEFINITIONS; CHAPTER 32. – ZONING, ART. IV. – USES BY ZONING DISTRICT, SEC. 32-198. – COMMERCIAL; CHAPTER 32. – ZONING, ART. V., DIV. 1. – GENERAL, ADD SECTION 32-262.
<b>Action Requested:</b>	Review and make a recommendation regarding a proposed amendment to Chapter 32, Sec. 32-8, 198, and adding 262.
<b>Attachments:</b>	<ul style="list-style-type: none"> <li>• Public notice.</li> <li>• Proposed ordinance 2025-13.</li> <li>• Proposed text amendment and information.</li> </ul>

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

**PART B**

<b>Introduction and Background:</b>
Recently, city council has been looking at setting standards for hemp stores and stores that sale similar products. They asked our attorney and staff to look at what we could do to add some restrictions on where these types of businesses go in an effort to protect the health and welfare of the citizens of King and it's planning jurisdiction. Attached please find what we have come up with that should cover us in giving some standards for the sale of hemp type product for human consumption/use.
<b>Discussion and Analysis:</b>
Our city attorney has looked at this and attached is his recommendations for the proposed amendment. Any existing businesses will be grandfathered in and this amendment would only effect new businesses.
<b>Budgetary Impact:</b>
Cost to add to Municode and advertise.
<b>Recommendation:</b>
Staff recommends the board review the proposed amendments and make a favorable recommendation to the council.

## Proposed Text Amendment for Hemp Type Stores

### Add to Sec. 32-8. - Definitions.

*Dispensary has the same meaning as Hemp Store.*

*Hemp.* The plant *Cannabis sativa* L. and any part of that plant, including the seeds thereof and all derivatives, extracts, cannabinoids, isomers, acids, salts, and salts of isomers, whether growing or not, with a total tetrahydrocannabinols concentration (including tetrahydrocannabinolic acid) of not more than 0.3 percent on a dry weight basis.

*Hemp-derived cannabinoid.* Any phytocannabinoid found in hemp, including delta-9 tetrahydrocannabinol (delta-9 THC), tetrahydrocannabinolic acid (THCA), cannabidiol (CBD), cannabidiolic acid (CBDA), cannabinol (CBN), cannabigerol (CBG), cannabichromene (CBC), cannabicyclol (CBL), cannabivarin (CBV), tetrahydrocannabivarin (THCV), cainabidivarin (CBDV), cannabicitran (CBT), delta-7 tetrahydrocannabinol (delta-7 THC), delta-8 tetrahydrocannabinol (delta-8 THC), or delta-10 tetrahydrocannabinol (delta-10 THC). This term also includes any synthetic cannabinoid derived from hemp and contained in a hemp-derived consumable product.

*Hemp-derived consumable product.* Any intermediate or final product derived from hemp (other than industrial hemp), that (i) contains Hemp-derived cannabinoids or cannabinoids in any form; and (ii) is intended for human or animal use through inhalation or ingestion. *Hemp-derived consumable product* does not include a drug that is the subject of an application approved under subsection (c) or (j) of section 505 of the Federal Food, Drug, and Cosmetic Act (21 U.S.C. 355). The term *Intermediate hemp-derived cannabinoid product* means a hemp-derived cannabinoid product which (i) is not yet in the final form or preparation marketed or intended to be used or consumed by a human or animal; or (ii) is a powder, liquid, tablet, oil, or other product form which is intended or marketed to be mixed, dissolved, formulated, or otherwise added to or prepared with or into any other substance prior to administration or consumption.

*Hemp store.* A retail business that (1) is substantially engaged ( [redacted] percent or more of gross sales) in the sales and/or distribution of hemp-derived consumable products or products containing hemp-derived cannabinoids or Kratom, or (2) holds itself out to the public as offering for sale hemp-derived consumable products or products containing hemp-derived cannabinoids or Kratom.

*Industrial Hemp.* Hemp that is (A) grown for the use of the stalk of the plant, fiber produced from such a stalk, or any other non-cannabinoid derivative, mixture, preparation, or manufacture of such a stalk; (B) grown for the use of the whole grain, oil, cake, nut, hull, or any other non-cannabinoid compound, derivative, mixture, preparation, or manufacture of the seeds of such plant; (C) grown for purposes of

producing microgreens or other edible hemp leaf products intended for human consumption that are derived from an immature hemp plant that is grown from seeds that do not exceed the threshold for total tetrahydrocannabinols concentration of not more than 0.3 percent on a dry weight basis; (D) that is a plant that does not enter the stream of commerce and is intended to support hemp research at an institution of higher education (as defined in section 101 of the Higher Education Act of 1965 (20 U.S.C. 1001)) or an independent research institute; or (E) grown for the use of a viable seed of the plant produced solely for the production or manufacture of any material described in (A) through (D).

*Kratom.* Consumable product that contains mitragynine or 7-hydroxymitragynine or both, extracted from the leaf of the plant *mitragyna speciosa*.

**Add to - Sec. 32-198. – Commercial.**

	R-R	R-20	R-15	R-MF-A	R-MF-C	R-MF-T	R-MH	R-MH-1	R-MH-2	O-I	B-1	B-2	PD-RC	L-I	H-I
Hemp Store See Sec. 32-262.												x	x		

**Add - Sec. 32-262. - Hemp Store.**

These standards shall apply to all Hemp Store uses. Where permitted, the following shall apply:

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

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

3. Days/Hours of operation: Hemp stores may operate from 8:00 am until 12:00 midnight each day, seven (7) days per week.

5. All applicable permits must be issued to the applicant prior to the opening of business.

## **CBD Hemp Retail Store**

**Intro** - A CBD hemp retail store in North Carolina is a business that sells various products derived from the hemp plant, such as oils, gummies, lotions, and hemp flowers, that contain very low levels of delta-9 THC (tetrahydrocannabinol), the psychoactive compound found in marijuana.

**Legal Products** - The products sold are considered legal under both North Carolina and federal law because they are derived from hemp (not marijuana) and contain a maximum of **0.3% delta-9 THC** on a dry weight basis. Anything exceeding this limit is legally considered marijuana and is illegal for general sale and use in NC.

**No Psychoactive Effects (Typically)** - The primary compound is cannabidiol (CBD), which is non-intoxicating and does not cause a "high". Some stores may also sell other hemp-derived cannabinoids like Delta-8 or THCa, which are legal if they meet the strict THC limits, but some of these may have psychoactive effects.

**Not a Marijuana Dispensary** - These stores are distinct from state-licensed marijuana dispensaries, which North Carolina does not currently have for recreational use. They are regular retail outlets, and no specific state license was historically required to sell the products, although regulations are becoming stricter.

**Age Restrictions** - As of new regulations in North Carolina (effective October 2025), customers must be at least **21 years old** to purchase any hemp or THCa product, and retailers must verify age with a government-issued ID.

In essence, a CBD hemp retail store in NC operates within a specific legal framework that allows the sale of hemp-derived products, provided they adhere to strict THC potency limits and new age and testing regulations. Just as the state regulates the sale of alcohol and hard liquors, it regulates the sale of CBD products.

**As it relates to zoning** – We have typically always allowed the sell of beer & wine in B-1, B-2, or L-1 districts without any additional restriction or guidelines. It was treated as just another retail sales business. Staff feels that CBD Hemp sales is very similar to the sale of CBD and should be allowed as a use by right in the same districts as beer & wine. We have an inclusionary zoning ordinance vs an exclusionary zoning ordinance meaning that if a use is not listed in the list of uses found in Sec. 32-198, then if there's a similar use in the table it can be considered allowable by right. Beer & wine is a similar use to CBD sales and should be allowed as a use by right in the same districts.

Some NC jurisdiction have looked at CBD sales and added additional requirements to this particular use and listed the use in their table of uses. Those additional requirements are similar to those we added to Electronic Gaming Facilities (1,000 feet from schools, daycares, parks, churches, etc.). Staff does not feel that this is needed for this particular use but would ask council to review this uses and decide if they would like to get our attorney to do a text amendment and add the use to Sec. 32-198, Commercial. or just let it be a similar use like the sale of beer & wine.

**CITY OF KING  
ORDINANCE NO. 2025-13**

**AN ORDINANCE AMENDING THE CODIFIED ORDINANCE OF THE CITY OF KING  
BY AMENDING CHAPTER 32, ART. 1. -GENERAL, SEC. 32-8; CHAPTER 32. – ZONING, ART. IV. – USES BY  
ZONING DISTRICT, SEC.32-198. – COMMERCIAL; ADDING NEW SEC. 32-262. – HEMP STORES TO  
CHAPTER 32. – ZONING, ART. V., DIV. 1. – GENERAL.**

**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 32. - Zoning, Art. I. – In General, Sec. 32-8; Chapter 32. – Zoning, Art. IV. – Uses by Zoning District, Sec. 32-198. - Commercial; Chapter 32. – Zoning, Art. V. – Development Standards, Div. 1. – General, add Sec. 32-262. – Hemp Store 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 December 22, 2025, public meeting and voted \_\_\_\_\_ to recommend the request to the city council due to its potential safety and benefits to the development of the City of King; and,

**WHEREAS**, the City Council of the City of King, after holding a public hearing on January 5, 2026, finds that the proposed text amendments \_\_\_\_\_ consistent with the City of King Land Use Comp Plan; and,

**WHEREAS**, the City Council of the City of King, after hearing all persons wishing to comment on the proposed text amendments, desires to \_\_\_\_\_ 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 5th day of January 2026

ATTEST:

\_\_\_\_\_  
Richard E. McCraw, Mayor

\_\_\_\_\_  
Nicole Branshaw, City Clerk

Please publish in the Stokes News December 18, 2025, and December 24, 2025; Affidavit required.

**City of King  
Notice of Public Hearing**

**NOTICE IS HEREBY GIVEN** that a series of public hearings will be held by the **City Council of King** at city hall, 229 S. Main Street, on **January 5, 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 32. – Zoning, Article I. – In General, Sec. 32-8, - Definitions; Chapter 32 – Zoning, Article IV. – Uses by Zoning Districts, Sec. 32-198. – Commercial – Add Hemp Store & Dispensary Uses; Chapter 32 – Zoning, Article V. – Development Standards, Add Sec. 32-262. – Hemp Store and Dispensary Uses. Being listed as proposed Ordinance No. 2025-13.

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 **December 22, 2025**, 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