



## AGENDA

### MEETING CALLED TO ORDER

### PLEDGE

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

**INVOCATION – Chaplain Tracey Collins**

### ANNOUNCEMENTS

**Notes on Announcements:**

- **The Moving Wall:** April 30th - May 4th, 2026, American Legion Auxiliary, Unit 290, 436 S. Main St., King. The Vietnam War Memorial. [www.thewalkingnc.com](http://www.thewalkingnc.com)
- **King City Council, Regular Meeting:** Monday, May 4, 2026, 6 p.m., City Hall Council Chambers, 229 S. Main Street
- **Parks/Recreation Advisory Board, Regular Meeting:** Thursday, May 14, 2026, 6 pm, Parks/Rec Community Building Parlor Room, 107 White Road
- **Community Shred Event:** Tuesday, May 19, 2026, 1-3 pm, Across the street from King City Hall, 229 S Main St.
- **Community Appearance Commission:** Thursday, May 21, 2026, 2 pm, Community Building Parlor Room, 107 White Road
- **City Hall Closed:** Monday, May 25, 2026, in observance of the Memorial Day Holiday
- **CHANGE King Planning Board, Regular Meeting:** **TUESDAY**, May 25, 2026, 6 p.m. at City Hall Council Chambers, 229 S. Main Street

#### 1. ADJUSTMENTS TO AGENDA

#### 2. APPROVAL OF MINUTES

##### A. Approval of Minutes

##### a. February 23, 2026

#### 3. DISCUSSION ITEMS

##### A. Request for the 10/70 Provision by Jon Wright.

### ITEMS OF GENERAL CONCERN

### ADJOURNMENT

**MINUTES**  
**King Planning Board**  
**Regular Session**  
**February 23, 2026**

The King Planning Board held a regular session at King City Hall on Monday, February 23, 2026, at 6:00 p.m. Chairman Jeff Walker, Joe Ramsey, Peter Mosco, Jerry Messick, Alternate Members Kyle Hall, Mindi Alexandra, City Clerk Nicole Branshaw, Assistant Fire Chief J. Lane, and Chaplain Paul Norman were present at the meeting. Absent from the meeting were David Hudson, Darrin Koone, Von Robertson, and Jodie Wallace.

Vice Chairman Jeff Walker called the meeting to order.

Chaplain Paul Norman offered the invocation.

**PUBLIC COMMENT**

Chairman Jeff Walker opened the public comment period at 6:03 pm. With no one signed up to speak for public comment, Chairman Jeff Walker closed the public comment at 6:03 pm. **\*\*SEE DOCUMENT #1\*\***

**MOTION TO EXCUSE ANY BOARD MEMBERS AND SEAT**

***MOTION:*** Upon a motion by Joe Ramsey and a second from Jerry Messick, the board unanimously voted 4-0 to excuse David Hudson and seat Mindi Alexandra in his place.

**1. ADJUSTMENTS TO AGENDA**

No adjustments were made to the agenda.

***MOTION:*** Jerry Messick made a motion to approve the agenda as presented. Peter Mosco seconded the motion. The motion carried unanimously 4-0.

**2. APPROVAL OF MINUTES**

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

***MOTION:*** Joe Ramsey moved to approve the minutes of December 22, 2025, as presented. Peter Mosco seconded the motion, which passed unanimously, 4-0.

**3. ACTION ITEM**

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

Chairman Walker opened the public hearing at 6:05 pm for the conditional rezoning request designated CZ-R-MF-A-049. No public comments were received, and the hearing was closed at 6:05 pm.

City Planner Intern Emerson Wright presented the request on behalf of applicant Gary Bowman. Mr. Wright explained that Mr. Bowman is seeking to construct a 7-unit apartment building on the corner of Spainhour Road and Pineview Drive. Mr. Bowman already owns the existing apartment

complex on Pineview Drive and wishes to use the vacant area at the Pineview Drive entrance to expand his complex. The corner tract, approximately half an acre, is currently zoned Office Institutional and would need to be rezoned to Residential Multifamily to accommodate the proposed development. Mr. Wright noted that staff recommends approval of the request, subject to the proposed conditions.

Chairman Walker invited the applicant to address the Board; Mr. Bowman declined to add comment. A brief, informal discussion among Board members touched on the general reception of apartment developments and a passing reference to traffic concerns raised by community members in connection with a nearby business and the apartment site, though no formal deliberation on those points was conducted.

Peter Mosco moved to approve the rezoning of the approximately half-acre parcel at the corner of Spainhour Road and Pineview Drive from Office Institutional to Residential Multifamily (Apartments) under case CZ-R-MF-A-049. The motion was seconded and approved. **\*\*SEE DOCUMENT #2\*\***

**ITEMS OF GENERAL CONCERN**

Board Member Joe Ramsey took the opportunity to commend the City of King's Public Works staff for their exceptional response during the recent snowfall, noting that King's roads were cleared significantly faster than those in surrounding areas, including Winston. He encouraged the sentiment that staff deserve recognition not only when things go wrong, but also when they perform exceptionally well. His comments were echoed and seconded by fellow Board members.

No other items of general concern were raised.

**ADJOURNMENT**

Jerry Messick moved to adjourn the meeting at 6:10 pm. Mindi Alexandra seconded the motion. The motion was carried unanimously, 5-0.

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

{SEAL}

Approved by:

\_\_\_\_\_  
Jeff Walker, Chairman

Attest:

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



Date: February 23, 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.          |                              |                |              |                | <input type="checkbox"/> yes <input type="checkbox"/> no |
| 2.          |                              |                |              |                | <input type="checkbox"/> yes <input type="checkbox"/> no |
|             |                              |                |              |                | <input type="checkbox"/> yes <input type="checkbox"/> no |
|             |                              |                |              |                | <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 |
|             |                              |                |              |                | <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: 2/23/2026  
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: February 23, 2026

**PUBLIC HEARING SIGN-UP SHEET**

**PUBLIC HEARING**

**Rezoning Request: CONDITIONAL REZONING REQUEST BY GARY BOWMAN – CZ-R-MF-A-049.**

All persons who wish to speak 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>PRO/CON</u> | <u>City Resident?</u>                                    |
|-------------|------------------------------|----------------|--------------|----------------|----------------------------------------------------------|
|             |                              |                |              |                | <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 |
|             |                              |                |              |                | <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: 2/23/2026  
DOCUMENT #: 2 PAGES: \_\_\_\_\_



**CITY OF KING  
CITY COUNCIL**

**MEETING DATE:**

**APRIL 27, 2026**

**PART A**

|                          |                                                                                                    |
|--------------------------|----------------------------------------------------------------------------------------------------|
| <b>Subject:</b>          | <b>REQUEST FOR THE 10/70 PROVISION BY JON WRIGHT.</b>                                              |
| <b>Action Requested:</b> | Recommendation on granting the 10/70 provision to this tract on Big Oaks Drive.                    |
| <b>Attachments:</b>      | <ul style="list-style-type: none"> <li>• Zoning application/permit</li> <li>• Site plan</li> </ul> |

|                                                                                                             |                                          |                      |
|-------------------------------------------------------------------------------------------------------------|------------------------------------------|----------------------|
| <b>Todd Cox, Int. Planning &amp; Zoning Official</b><br><b>Emerson Wright, Planning &amp; Zoning intern</b> | <b>This abstract requires review by:</b> |                      |
|                                                                                                             | <b>City Manager</b>                      | <b>City Attorney</b> |

**PART B**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Introduction and Background:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Mr. Wright is proposing to build light-industrial Shell space on a tract on Big Oaks Drive. The tract is directly behind the cable company in Forsyth County and contains 9.71-acres of which Mr. Wright is wanting to buy 3.12-acres and get our 10/70 rule applied to the 3.12-acres. We still have 627-acres to give towards the 10/70 provision and this tract would be for .88-acres.                                                                                                                                                                                          |
| <b>Discussion and Analysis:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| The westside of Doral Drive is located in King's watershed and restrictions apply as far as development of land. By right our ordinance allows for 24% built upon (impervious surface) with curb and gutter and 36% built-upon without curb and gutter. The city has land to give to these sites to allow them to build/cover up to 70% of a site over 1-acre if council approve of their site plan. The planning board, by our ordinance, is to review the request and make a recommendation to council that the request meets the requirements to grant 70% coverage of the site. |
| <b>Budgetary Impact:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Possible new construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Recommendation:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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.

I. APPLICANT Jon Wright DATE OF REQUEST: 3-9-26  
ADDRESS: 3452 Baltimore Road COUNTY: Forsyth TOWNSHIP: Old Richmond  
East Bend, NC 27018 DEED BOOK: 3851 PAGE: 2362  
TELEPHONE: 336.817.6262 TAX MAP: 5991-64 PARCELS: Portion of 0740  
ZONING DISTRICT: 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: 100 Blk of Big Oaks Drive on the south side  
THE REQUESTED ACTION IS: Watershed 10/70 coverage approval. Allow .88 acres be given to this project  
IS THE PROPERTY LOCATED IN THE WATERSHED PROTECTION AREA? YES  No: \_\_\_\_\_  
IF YES SEE ATTACHMENT A  
  
IS THE PROPERTY LOCATED IN A FLOOD PLAIN? YES \_\_\_\_\_ NO  IF YES SEE ATTACHMENT B

III. INDICATE TYPE REQUEST:  
\_\_\_\_ REZONING PERMIT \_\_\_\_\_ TEMPORARY PERMIT (NO SITE INSP.)  
\_\_\_\_ VARIANCE PERMIT \_\_\_\_\_ MINOR SUBDIVISION PLAT REVIEW  
\_\_\_\_ CONDITIONAL USE PERMIT \_\_\_\_\_ MAJOR SUBDIVISION PLAT REVIEW  
\_\_\_\_ SPECIAL EXCEPTIONAL PERMIT \_\_\_\_\_ PLAT FILING FEE  
\_\_\_\_ TEMPORARY PERMIT(SITE INSP.) \_\_\_\_\_  WATERSHED REVIEW

\_\_\_\_ APPLICANT/AGENT'S SIGNATURE \_\_\_\_\_ ZONING ENFORCEMENT OFFICER  
(SEE FEE SCHEDULE) TOTAL FEE DUE: \$250.00

IV. PLANNING BOARD WILL REVIEW (IF REQUIRED): April 27, 2022 at 6:00 pm at City Hall  
BOARD OF ADJUSTMENT WILL REVIEW (IF REQUIRED): \_\_\_\_\_  
COUNCIL WILL REVIEW & HOLD PUBLIC HEARING (IF REQUIRED): May 4, 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 \_\_\_\_\_