



CITY OF KING CITY COUNCIL

MEETING DATE:
MAY 5, 2025

PART A

Subject:	REZONING REQUEST BY HIGH MEADOWS LODGE	
Action Requested:	Tabled item from April 7, 2025.	
Attachments:	<ul style="list-style-type: none">• April 7, 2025, Agenda Packet information to include:• April's attachment sheet• Environmental and Cultural Resources Study• Traffic Impact Analysis• Conditions Site Map/Zoning Map/Comp Plan Map	
<i>Todd Cox</i> <hr/> Todd Cox, Int. Planning & Zoning Officer	This abstract requires review by:	
	City Manager	City Attorney

PART B

Introduction and Background:
The city council tabled this item at the last meeting (April 7, 2025) so that the city could check with NCDOT and our attorney to see what, if any, improvements would be required at the entrance of this project or any impacts to traffic on Goff Road. NCDOT gave the applicant and the city the traffic counts for this area, but could not respond officially until a driveway permit was submitted. They cannot properly review the proposed entrance as it relates to traffic movements, site distances, traffic counts, etc., until construction documents are provided. This is true for any project we've had in the city that fronts on a NCDOT road.
Discussion and Analysis:
In speaking to the owner's representative, they are going to request that conditions #7 & #8 be removed from the conditions assigned to this project. They feel that these conditions are dependent on what NCDOT says when they submit their permit request for the driveway/entrance to the project. Council, please remember that you do not need a reason to deny this request like in the past where the council had to provide a reason for denial. You can: approve outright, approve with <u>agreed</u> upon conditions, or deny outright.
Budgetary Impact:
If approved, additional tax revenues for the city and county, permit and utility fees, additional city services.
Recommendation:
Staff feels that since this is a NCDOT road and not a city street, the request shouldn't be held up. NCDOT will review the driveway permit and typically the city is added to the review as a courtesy. We can make any comments at that time if we see any issues, but we feel certain that NCDOT will handle the permitting in a safe and proper manner. We will then also have a second review time when they submit their construction documents for approval. They have complied with all that the council has ask them to do, and the rest can be fulfilled during the construction phase.

Staff recommends that the city council -

1. Remove conditions #7 & #8 from the list of conditions unless the owner/city council can negotiate some other condition(s) to address the driveway/entrance.
2. Approve Ordinance #2025-02 with the conditions that were agreed upon and modifying the rezoning number from R-184 to CZ-R-MF-A-050.
3. Agree that the rezoning is in keeping with the city's Stokes 2035 Comprehensive Plan.