



**CITY OF KING  
CITY COUNCIL**

**MEETING DATE:**

**FEBRUARY 2, 2026**

**PART A**

**Subject:** **PUBLIC HEARING:**  
**SPECIAL USE PERMIT REQUEST BY GARY BOWMAN – SU-011.**

**Action Requested:** Review request for a special use permit.

- Attachments:**
- Zoning action request form.
  - Proposed conditions.
  - Public notice.
  - Owner/abutting property owners notice.
  - Site plan and elevations.
  - Ordinance requirements.

<p><i>Todd Cox &amp; Emerson Wright</i></p> <hr/> <p><b>Todd Cox, Int. Planning &amp; Zoning Official</b> <b>Emerson Wright, Planning &amp; Zoning intern</b></p>	<b>This abstract requires review by:</b>	
	<b>City Manager</b>	<b>City Attorney</b>
	<b>X</b>	<b>X</b>

**PART B**

**Introduction and Background:**

The City has received a request from Gary Bowman to construct a seven-unit apartment building at the corner of Spainhour Road and Pineview Drive, to be incorporated into the Brookdale Apartments complex. Mr. Bowman owns the remainder of the apartment complex located along Pineview Drive and proposes to utilize the currently vacant parcel at the entrance of Pineview Drive as an expansion of the existing development, as depicted on the submitted site plan.

The Brookdale Apartments complex was originally developed in the mid-1960s and has been expanded incrementally over time. Pursuant to the City’s zoning ordinance, the addition of new dwelling units to the existing complex requires approval through a Special Use Permit issued by the City Council.

In accordance with the North Carolina General Statutes (NCGS), Special Use Permit applications must be considered in a quasi-judicial proceeding, in accordance with the applicable rules and procedures (see attached). The Town Attorney will assist the Council in properly conducting and facilitating this hearing. Emerson will read the request to the council, after being sworn in, and then turn the case over to the council to hear evidence submitted and received by the applicant and anyone giving factual testimony.

**Discussion and Analysis:**

The subject tract located on Pineview Drive contains approximately 2.62 acres and is zoned R-MF (Residential Multi-Family). This zoning classification permits the development of additional multi-family residential units, provided that all applicable ordinance requirements are satisfied. The proposed use is consistent with the City's Comprehensive Plan and is supported within the designated G-2 land use area. The property is served by public water and sewer utilities and is located within the existing municipal limits.

Stormwater from the site currently drains through the Twin Oaks Subdivision. Any future development on the tract will require evaluation of stormwater impacts, and appropriate drainage improvements shall be designed and certified by a licensed civil engineer in accordance with applicable regulations.

Things to consider for granting this special use permit are –

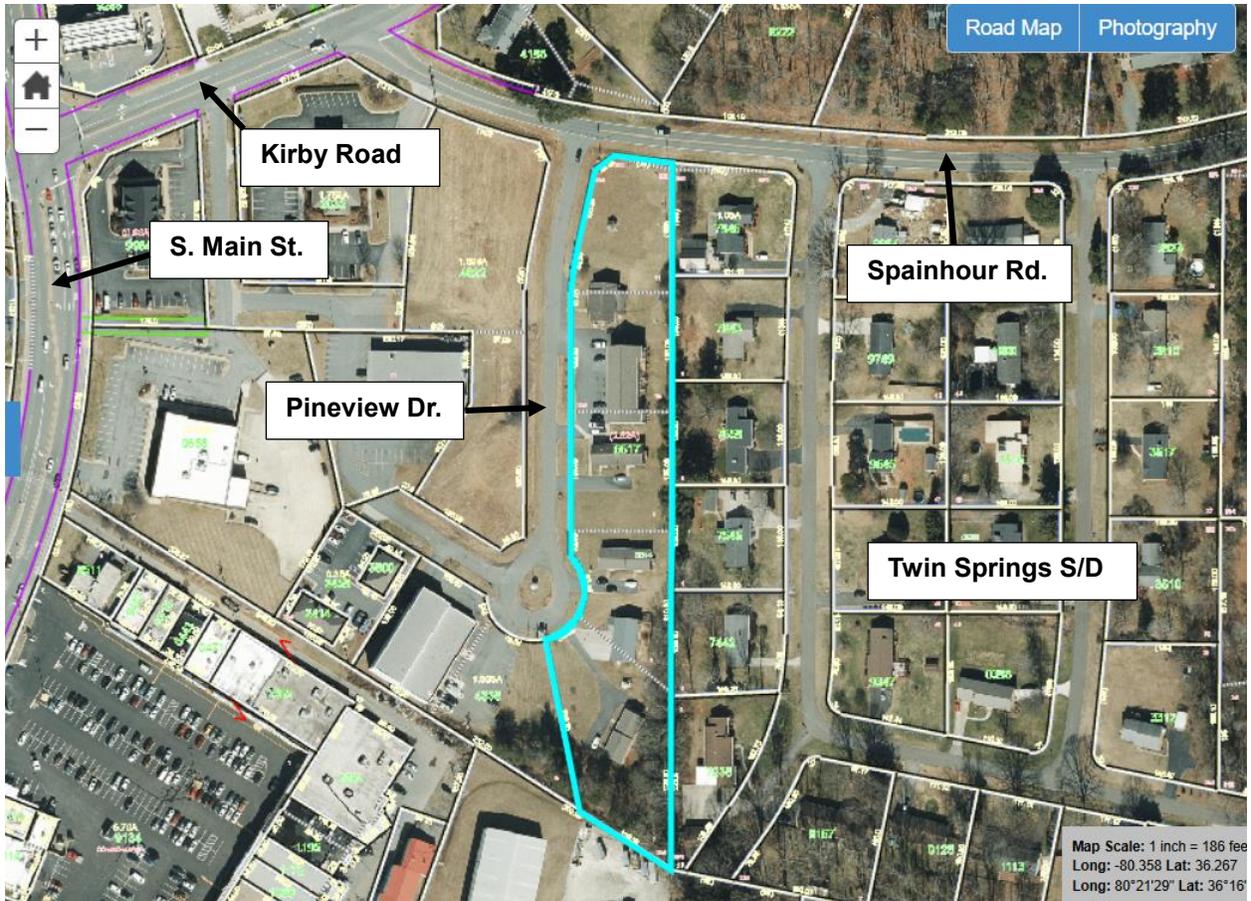
- Based on evidence submitted and not on public opinion or sentiment.
- The proposed use meets the requirements of the local zoning ordinance and city standards.
- Evaluate if the use is in keeping with the harmony of the surrounding area.
- The project should align with the city's comprehensive land-use plan.

**Budgetary Impact:**

Additional tax base, additional permit fees, additional utility fees.

**Recommendation:**

N/A



Location Map