

MEETING DATE: APRIL 7, 2025

	PART A		
Subject:	REZONING REQUEST BY HIG	GH MEADOW LODGE	
Action Requested:	Request to rezone R-184		ACCOUNTY OF THE PARTY OF THE PA
-Zoning Action Request -Request for a public hearing -Public hearing notification in Stokes News -Environmental and Cultural Resources Study -Traffic Impact Analysis -Abutting/owner property notices -Site Map/Zoning Map/Comp Plan Map			
Submitted By:		And the state of t	
		04/03	3/202 <u>5</u>
	Jon Grace, Planner/Zoning Office	cer	
City Manager Revie	w:	This abstract requir	es review by:
100	\preceq	☐City Attorney	Date Reviewed
Scott Barrow, City Manag	ger 4-3-25	Finance Officer	Date Reviewed
		(6)	Date Reviewed
		Budget Amendment Necessary? Yes No	
		☐Budget Officer	Date Reviewed
		☐City Engineer	
			Date Reviewed
A Profession of the Control of the C	PART B		
Introduction & Back	ground:		
This request is being made by High Meadow Lodge to rezone approximately 18.15 ac. from R-20 (Low Density Residential) to CZ-R-MF-A (Conditional Zoning Residential Multifamily Apartments). Proposed ingress/egress to the property will be accessed off the 400 block of Goff Road. The tract is labeled a O-1 (Preserved Lands) and G-1 (Low Density Growth) area on our comp plan and this area allows for (O-1) very limited development, conservation, or preservation; and (G-1) conservation sub-divisions and civic uses.			
Discussion & Analy	sis:		
This would be a conditional rezoning request for a 55+ 45 Unit apartment building with an included restaurant for residents to use. As a condition of the rezoning, the restaurant would be open only to residents of the apartment building.			
Budgetary Impact:			
If developed, additional tap fees, inspection fees, tax base, and city/county services.			
Recommendation:			
Staff recommends appr	roving R-184 as Ord # 2025-02		

APPROVAL WITH MODIFICATIONS/CONDITIONS:

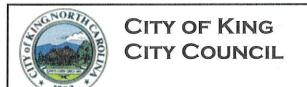
MAYOR

ACTION BY CITY COUNCIL

APPROVAL___DISAPPROVAL

COMMENTS:

DATE



MEETING DATE: JANUARY 6, 2025

	Part A		
Subject: F	REQUEST FOR A PUBLIC HE	ARING BY HIGH MEAD	OW LODGE
Action Requested:	Request public hearing to rezor	ne R-184	
Attachments:	-Zoning Action Request Permit -Location Map		
Submitted By:	Jon Grace, Planner/Zoning Office		6/2024
City Manager Review	w:	This abstract requir	es review by:
		☐City Attorney	Date Reviewed
Scott Barrow, City Manag	jer	Finance Officer	
		Budget Amendment Necessary? Yes ☐ No	Date Reviewed
		☐Budget Officer	Date Reviewed
		☐City Engineer	Date Reviewed
	PARTE		
Introduction & Back	ground:		
Density Residential) to C ingress/egress to the pro (Preserved Lands) and G	de by High Meadow Lodge to reacZ-R-MF-A (Conditional Zoning Foundational Zoning Foundational Zoning Foundation will be accessed off the 400 G-1 (Low Density Growth) area on a conservation, or preservation; and conservation of preservation; and conservation or preservation or preservation; and conservation or preservation or preservation.	Residential Multifamily Apa block of Goff Road. The tr our comp plan and this a	rtments). Proposed act is labeled a O-1 rea allows for (O-1)
Discussion & Analy	sis:		
This would be a condition	al rezoning request for a 55+ 45 Louse. As a condition of the rezonir		
Budgetary Impact:			
	ap fees, inspection fees, tax base,	and city/county services.	
Recommendation:			
Staff recommends that	we schedule the public hearing quest at their January 27, 2025		ith the planning

Please publish in the Stokes News January 16, 2025, and January 23, 2025; Affidavit required.

City of King Notice of Public Hearings

NOTICE IS HEREBY GIVEN that a series of public hearings will be held by the **City Council** of King at City Hall, at 229 South Main St. King, NC, on the <u>3rd day</u> of <u>February 2025</u>, beginning at 6:00 p.m., for the purpose of considering the following:

Amendment of the official zoning map and/or ordinance of King, N.C. and/or the granting of a special use permit by the City Council or Board of adjustment referenced in Code of Ordinance listed below and per Chapter 32-Zoning, Sec. 32-71, 96 & 127 in the following manner:

<u>Item 1:</u> Zoning request R-184 by High Meadow Lodge of King to rezone approximately 18.15 acres from R-20 (Low Density Residential) to CZ-R-MF-A (Conditional Zoning Residential Multifamily Apartments). The subject property is listed as SCTM 5993-43-6336 and is found off the 400 block of Goff Road on the West side for the purpose of residential growth.

<u>Item 2:</u> Zoning request R-185 by Sam & Mildred Smith Living Trust to rezone approximately 4.54 acres from R-15 (Medium Density Residential) to B-2 (General Business). The subject property is listed as SCTM 6901-09-0698 & 6901-09-2649 and is found off the 600 block of Kirby Rd on the East side for the purpose of commercial growth.

<u>Item 3:</u> Site Plan Modification request by King's Cross Properties LLC to increase the density in the townhome section from 66 to 80 units. The subject property is listed as SCTM 6902-31-7836 and is found off the 200 block of Kingscote Way.

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 **January 27**, **2025**, at 6:00 p.m. at City Hall.

<u>CITIZENS ARE HEREBY NOTIFIED</u> 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 336.983.8265, or email jgrace@ci.king.nc.us

Nicole Branshaw City Clerk City of King, NC



February 25, 2025

Mr. Cory George
Pilot Surveying and Engineering, PC
106-D South Depot Street
Pilot Mountain, North Carolina 27041

Reference: Environmental and Cultural Resources Review

High Meadow Lodge

Goff Road

King, Stokes County, North Carolina

Pilot Project 10281.1

Dear Mr. George:

Pilot Environmental, Inc. (Pilot) is pleased to submit this Environmental and Cultural Resources Review for the proposed High Meadow Lodge located west of Goff Road in King, Stokes County, North Carolina.

Background

Congress passed the Endangered Species Act (ESA) in 1973. The purpose of the ESA is to protect and recover imperiled species and the ecosystems upon which they depend. It is administered by the U.S. Fish and Wildlife Service (USFWS) and the Commerce Department's National Marine Fisheries Service (NMFS). The USFWS has primary responsibility for terrestrial and freshwater organisms, while the responsibilities of the Commerce Departments NMFS are mainly marine wildlife. Under the ESA, federally protected species may be listed as either endangered or threatened. "Endangered" means a species is in danger of extinction throughout all or a significant portion of its range. "Threatened" means a species is likely to become endangered within the foreseeable future. All species of plants and animals, except pest insects, are eligible for listing as endangered or threatened. For the purposes of the ESA, Congress defined species to include subspecies, varieties, and, for vertebrates, distinct population segments.

The State Historic Preservation Office (SHPO) was created by the United States government in 1966 under Section 106 of the National Historic Preservation Act (NHPA). The purposes of the SHPO include surveying and recognizing historic properties, reviewing nominations for properties to be included in the National Register of Historic Places, reviewing undertakings for the impact on the properties, as well as supporting federal organizations, state and local governments, and the private sector.

Additionally, the proposed project was evaluated to determine potential affects to aquatic resources, important farmland, classified lands and air quality.

Scope of Services

Pilot was contracted to perform an environmental and cultural resources review for the proposed site located west of Goff Road in King, Stokes County, North Carolina. The site is identified on the Stokes County Geographic Information System (GIS) as parcel identification number (PIN) 5993436336. The site is being evaluated in preparation of development with the High Meadow Lodge senior living facility. The facility is sited on an approximate 35-acre tract. Disturbance to the site will occur to an approximate 7-acre portion of the site. The purpose of the review is to identify the potential for impact to environmental and cultural resources. The scope of services included a review of available literature and a field visit to make preliminary observations of suitable habitat for federally listed endangered and threatened species and other environmental and cultural resources. No detailed surveys were conducted.

Site Reconnaissance

Pilot personnel conducted a site visit on October 24, 2024 and February 21, 2025. The site contains undeveloped, wooded land. The wooded land consists of mixed hardwoods and pines estimated to be up to 40 years in age. The overstory is closed and predominately vegetated with Virginia pine, sweet gum, willow oak, white oak, American sycamore and tulip poplar. The mid and understories are moderately densely vegetated with saplings similar in species to those found in the overstory, Japanese stilt-grass, green brier, ebony spleenwort, Christmas fern, eastern red cedar, Chinese privet, northern spicebush, muscadine, poison ivy, autumn olive, Virginia creeper, Japanese honeysuckle and multiflora rose.

Danbury Creek is located to the north of the proposed development area. An intermittent stream is located west of the proposed development area. Wetlands are located adjacent to the intermittent stream and within a former drainage ditch in the floodplain of Danbury Creek. The streams range in size from 4 to 20 feet. The wetlands are small forested systems that contain saturated conditions but do not contain areas of inundation. The site is depicted on the attached USGS Topographic Map (Drawing 1) and Wetland Map/Aerial Photograph (Drawing 2).

Database Review

The parcel boundary was entered into the USFWS Information for Planning and Conservation (IPaC) online mapping system to obtain a resource list of threatened and endangered species and designated or proposed critical habitat that may be affected by the project. The IPaC Resources Trust Report is included as an attachment. The following federally protected threatened and endangered species are identified:

Common Name	Scientific name	Federal Status	Conclusion
Gray Bat	Myotis grisescens	Endangered	Not Likely to Adversely Affect
Monarch Butterfly	Danaus plexippus	Proposed Threatened	Not Likely to Jeopardize it's Continued existence
Schweinitz's Sunflower	Helianthus schweinitzii	Endangered	Not Likely to Adversely Affect

Species/Habitat Description

Gray bat (Myotis grisescens)

Description: The gray bat is the largest member of its genus in the eastern United States. Its forearm measures 40-46 mm, and it weighs from 7-16 grams. It is easily distinguished from all other bats within its range by its mono-colored fur. All other eastern bats have distinctly bi-or tricolored fur on their backs. Following molt in July or August, gray bats are dark gray, but they often bleach to chestnut brown or russet between molts (especially apparent in reproductive females during May and June). The wing membrane connects to the foot at the ankle rather than at the base of the first toe, as in other species of Myotis.

Habitat: With rare exception, gray bats roost in caves year-round. Most winter caves are deep and vertical; all provide large volume below the lowest entrance and act as cold air traps. A much wider variety of cave types are used during spring and fall transient periods. In summer, maternity colonies prefer caves that act as warm air traps or that provide restricted rooms or domed ceilings that are capable of trapping the combined body heat from thousands of clustered individuals.

Conclusion: Suitable habitat for the Gray Bat is not located on the site. The proposed project is not expected to effect this species.

Monarch Butterfly (Danaus Plexippus)

Description: The large and brightly colored monarch butterfly has two sets of wings that span three to four inches. Monarch caterpillars, or larvae, have black, yellow and white stripes and reach lengths of two inches before metamorphosis. Monarch caterpillars then pupate into a green and gold chrysalis and emerge six to 14 days later as adult butterflies. The large and brightly colored monarch butterfly has two sets of wings that span three to four inches. Adult monarch butterflies are large and conspicuous, with bright orange wings surrounded by a black border and covered with black veins. The black border has a double row of white spots, present on the upper side of the wings. Adult monarchs are sexually dimorphic, with males having narrower wing venation and scent patches.

Habitat: Monarch butterflies are known to occur in fields, roadside areas, open areas, wet areas and urban gardens where milkweed and flowering plants occur. Adult monarchs feed on the nectar of many flowers during breeding and migration, but they lay eggs on milkweed plants as that is the only food the caterpillars can eat. For overwintering monarchs, habitat with a specific microclimate is needed for protection from the elements, as well as moderate temperatures to avoid freezing. These conditions vary between populations. For the eastern North American population, most monarchs overwinter in oyamel fir tree roosts located in mountainous regions of central Mexico, at an elevation of about 8,000 to nearly 12,000 feet. Monarchs living west of the Rocky Mountains in North America primarily overwinter in California at sites along the Pacific Coast, roosting in eucalyptus, Monterey pines and Monterey cypress trees.

Conclusion: The monarch butterfly is proposed for listing as a protected species and not currently afforded protections by the ESA. The proposed project is not expected to jeopardize the continued existence of the monarch. Should it become officially listed, the proposed project would not be expected to adversely affect the monarch butterfly as their habitat is unmaintained meadows and grasslands and not wooded land.

Schweinitz's sunflower (Helianthus schweinitzii)

Description: Schweinitz's sunflower is a perennial that regularly grows approximately 6.5 feet (ft) (2.0 meters; m) tall (though it can be shorter if young or injured) and can occasionally reach heights of 16 ft (4.8 m). It has thickened roots that are used by the plant to store starch. The stem is purplish in color, and the upper third bears secondary branches at 45-degree angles. The leaves are arranged in pairs on the lower part of the stem but usually occur singly (or alternate) on the upper parts. Leaves are attached to the stem at right angles, and the tips of the leaves tend to droop. The leaves are thick and stiff, with a rough upper surface. The upper leaf surfaces have broad spiny hairs that are directed toward the tip and soft white hairs cover the underside. The plant produces small yellow flowers from late August until frost. This species is able to colonize through the dispersal of seeds that readily germinate without a dormant period.

Habitat: Schweinitz's sunflower occurs in full to partial sun and is found in areas with poor soils, such as thin clays that vary from wet to dry. It is believed that this species once occurred in natural forest openings or grasslands. Many of the remaining populations occur along roadsides.

Conclusions: Based on our field observations, suitable habitat for Schweinitz's sunflower is not located on the site. Conditions are not expected to change significantly from existing conditions and more edge and semi-maintained easements where this species is known to occur will be created. The proposed project is not likely to adversely affect the Schweinitz's sunflower.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) of 1918 states it is illegal, "...to pursue, hunt, take, capture, kill, attempt to take, capture or kill, possess, offer for sale, sell, offer to purchase, purchase, deliver for shipment, ship, cause to be shipped, deliver for transportation, transport or cause to be transported, carry or cause to be carried, or receive for shipment, transportation, carriage, or export, any migratory bird, any part, nest, or egg thereof..." (16 U.S.C. 703, Part a).

Migratory birds nest in the United States or Canada during the summer and make short- or longdistance migrations for the non-breeding season. The IPaC includes several migratory bird species that are known to occur within the general project area. Based on the limited amount of clearing and grubbing on the site and the presence of similar wooded conditions that are to remain on and proximate to the site, the proposed project is unlikely to have an adverse affect to migratory bird species or violate the MBTA.

Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (BGPA, 16 U.S.C. 668 et seq.) states one cannot, "...take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or in any manner any bald eagle commonly known as the American eagle or any golden eagle, alive or dead, or any part, nest, or egg thereof ..."

Bald or golden eagles are not known to occur on, or in the immediate vicinity of, the Proposed Project. In addition, there are no large, open expanses of water near the Project Area that will provide preferred foraging areas for bald eagles. Habitat for bald and golden eagles is not present on or in the immediate vicinity of the Proposed Project. The proposed project will not impact the bald eagle or violate the BGEPA.

Invasive Species

The Proposed Project area consists of wooded land that will be graded and developed with a building parking lot and landscaped areas within a localized area. Under the Proposed Action, the impact to existing vegetation and wildlife is expected to be minor and temporary. Upon completion of construction, disturbed areas will be seeded with herbaceous vegetation that will

be beneficial to wildlife. Due to the minimized need for earthwork which will result in minimal or no amount of fill materials be transported to the site, seeding with native vegetation following construction activities, maintenance of the vegetation, as well as the lack of aquatic habitat with the Proposed Project area, the Proposed Project will not promote the growth or introduction of invasive species.

Historic/Archaeological Resources

Pilot reviewed the NC Historic Preservation Office (HPO) GIS data layer to obtain information regarding the potential occurrence of historical resources on the site and nearby properties. The NC HPO GIS map (Drawing 3) does not identify the site or adjacent properties on the National Register of Historic Places (NRHP). The nearest historic property listed or having potential for listing on the NRHP is located approximately 0.45 miles to the east of the site. The SHPO map is included as an attachment (Drawing 3).

Aquatic Resources

As part of the Applicant's due diligence, a wetland delineation was conducted by Pilot on an approximate 35.2-acre tract that includes the proposed High Meadow Lodge. Based on the delineation, jurisdictional streams and wetlands are located on the site. As indicated on the Site Plan, the jurisdictional streams and wetlands identified on the evaluated tract are located outside of the disturbance area of the Proposed Project and will not be impacted or disturbed by the Proposed Project. Additionally, vegetative riparian buffers are being maintained around the streams and wetlands. Provided that sediment and erosion control measures are implemented and maintained and riparian buffers are maintained, it is unlikely that the proposed project will adversely affect aquatic resources on and proximate to the site.

When disposing of excess spoil or other construction materials, Contractor shall be advised of stream and wetland locations and directed not to place fill within or otherwise convert streams or wetlands.

Air Quality

The Proposed Project will not generate air emissions from a stationary source. The Proposed Project is not located in an EPA designated nonattainment or maintenance area for criteria pollutants. Non-regulated air emissions from vehicles and equipment will occur during the construction phase; however, due to the limited duration of construction (approximately 6-12 months) and the number of vehicles and equipment operating on location, they will not be a significant source of emissions. Long-term operation and maintenance of the Proposed Project will not produce noxious odors or significant increases to ambient air quality.

Mitigation measures including dust suppression techniques (e.g., covering or spraying bare soils with water) will be used to control fugitive dust from construction activities as needed. Post-

construction, disturbed soils will be seeded with native herbaceous species. By implementing these measures, the Proposed Project will not be a significant source of fugitive dust emissions.

Conclusions and Opinions

Based on a review of the IPaC and SHPO database, known occurrences of federally listed threatened or endangered species and cultural resources are not located on or proximate to the site. Based on a site visit and habitat assessment, it is not likely that federally listed threatened or endangered species that are identified by IPaC as species that could occur within the project area would be adversely affected by the proposed project. Additionally, impacts to aquatic resources or other environmental resources are not anticipated by the project. Based on our evaluation and understanding of the project, no additional assessment of environmental resources or cultural resources is warranted or recommended at this time.

Closure

We appreciate the opportunity to provide our services to you. Please contact us at (336) 310-4527 if you have any questions or require additional information.

Sincerely,

David S. Brame, PWS

Senior Project Manager

Michael T. Brame, PWS

Richard 7. Brane

Principal

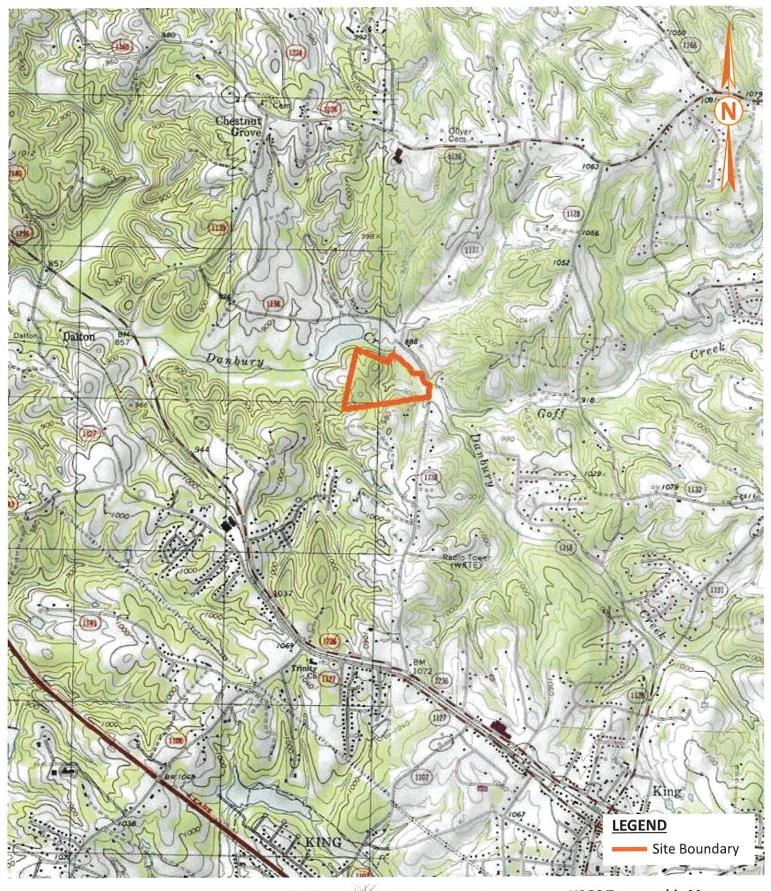
Attachments:

Drawing 1 – USGS Topographic Map

Drawing 2 - Wetland Map/Aerial Photograph

Drawing 3 - NCSHPO-HPO Map

IPaC Report



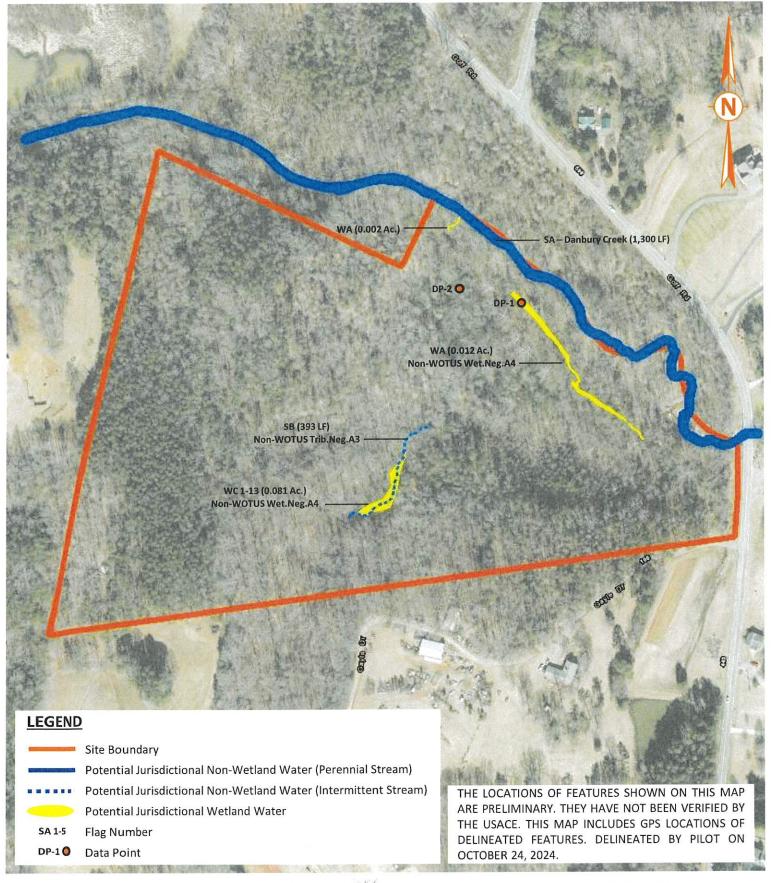
Drawing 1 USGS Topographic Map Pinnacle and King, NC Quadrangles

Scale: 1" = 2,000'



USGS Topographic Map Goff Road Approximate 35.2-Acre Tract

King, Stokes County, NC Pilot Project 10281



Drawing 2

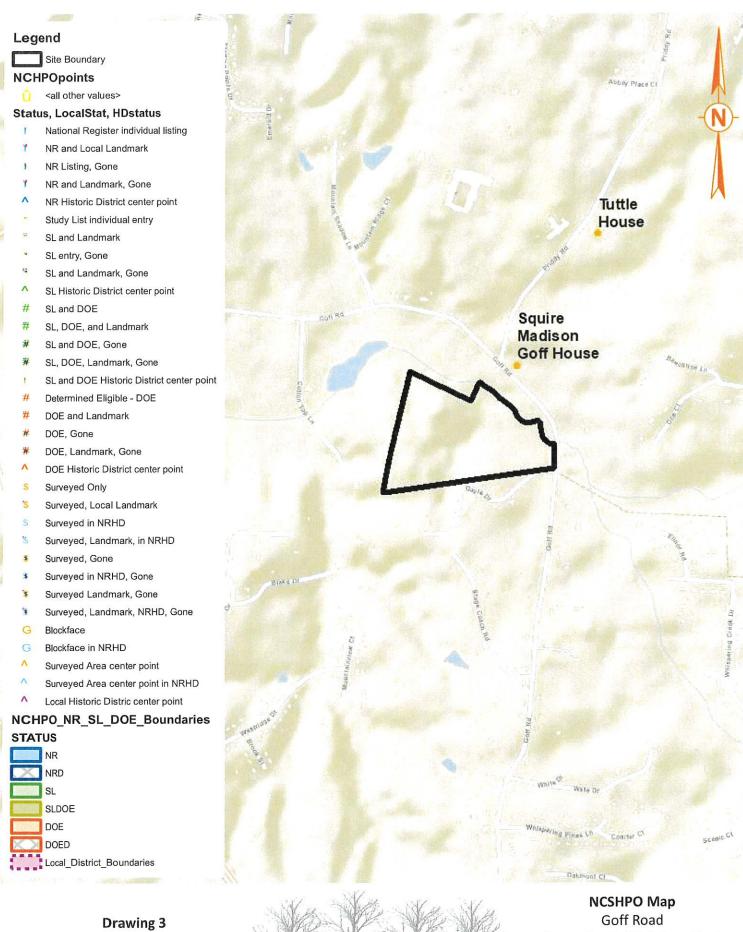
Aerial Imagery from ESRI and Pilot GPS Data Scale: 1" = 250'

Date: 10.28.2024



Wetland Map

Goff Road Approximate 35.2-Acre Tract King, Stokes County, NC Pilot Project 10281



Drawing 3NCSHPO GIS Data Layer

Scale: 1" = 1,000'



Goff Road
Approximate 35.2-Acre Tract
King, Stokes County, NC
Pilot Project 10281



United States Department of the Interior



02/21/2025 17:25:57 UTC

FISH AND WILDLIFE SERVICE

Asheville Ecological Services Field Office 160 Zillicoa Street, Suite B Asheville, NC 28801-1082 Phone: (828) 258-3939 Fax: (828) 258-5330

In Reply Refer To:

Project Code: 2025-0059657 Project Name: Goff Road

Subject: List of threatened and endangered species that may occur in your proposed project

location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The enclosed species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

Please note that new species information can change your official species list. Under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends you visit the ECOS-IPaC website at regular intervals during project planning and implementation to ensure your species list is accurate or obtain an updated species list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A biological assessment (BA) or biological evaluation (BE) should be completed for your project. A BA is required for major construction activities (or other undertakings having similar physical impacts) considered to be Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)) (NEPA). For projects other than major construction activities, the Service suggests that a BE be prepared to determine effects of the action and whether those effects may affect listed species and/or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other

activities that are caused by the proposed action. A consequence is caused by the proposed action if it is reasonably certain to occur and would not occur "but for" the proposed action.. Recommended contents of a BA/BE are described at 50 CFR 402.12. More information and resources about project review and preparing a BA/BE can be found at the following web link: https://www.fws.gov/office/asheville-ecological-services/asheville-field-office-online-review-process-overview.

If a Federal agency determines listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. The Service is not required to concur with "no effect" determinations from Federal action agencies. If consultation is required, the Service recommends that candidate species, proposed species, proposed critical habitat, and at-risk species be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or licensed applicants, can be found in the "Endangered Species Consultation Handbook" at the following web link: https://www.fws.gov/media/endangered-species-consultation-handbook.

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Act, there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). More information about MBTA and BGEPA can be found at the following web link: https://www.fws.gov/program/migratory-birds.

We appreciate your consideration of Federally listed species. The Service encourages Federal agencies to include conservation of threatened and endangered species in their project planning to further the purposes of the Act. Please contact our staff at 828-258-3939, if you have any questions. In any future correspondence concerning this project, please reference the Consultation Code which can be found in the header of this letter.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether

any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Asheville Ecological Services Field Office 160 Zillicoa Street, Suite B Asheville, NC 28801-1082 (828) 258-3939

PROJECT SUMMARY

Project Code:

2025-0059657

Project Name:

Goff Road

Project Type:

Commercial Development

Project Description: The site is being considered for development with an assisted living

facility.

Project Location:

The approximate location of the project can be viewed in Google Maps: https:// www.google.com/maps/@36.3068543,-80.37539441486115,14z



Counties: Stokes County, North Carolina

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. <u>NOAA Fisheries</u>, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME

Gray Bat Myotis grisescens

Endangered

No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6329

INSECTS

NAME STATUS

Monarch Butterfly *Danaus plexippus*

Proposed

There is **proposed** critical habitat for this species. Your location does not overlap the critical

Threatened

habitat.

Species profile: https://ecos.fws.gov/ecp/species/9743

FLOWERING PLANTS

NAME STATUS

Schweinitz's Sunflower Helianthus schweinitzii

Endangered

No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3849

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the <u>National Wildlife Refuge</u> system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

- 1. The Bald and Golden Eagle Protection Act of 1940.
- 2. The Migratory Birds Treaty Act of 1918.
- 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

THERE ARE NO BALD AND GOLDEN EAGLES WITHIN THE VICINITY OF YOUR PROJECT AREA.

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service). The incidental take of migratory birds is the injury or death of birds that results from, but is not the purpose, of an activity. The Service interprets the MBTA to prohibit incidental take.

- 1. The Migratory Birds Treaty Act of 1918.
- 2. The Bald and Golden Eagle Protection Act of 1940.
- 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Cerulean Warbler <i>Setophaga cerulea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 28 to Jul 20
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Prairie Warbler <i>Setophaga discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9513	Breeds May 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10

NAME

Wood Thrush *Hylocichla mustelina*This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

BREEDING SEASON

Breeds May 10 to Aug
31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

https://ecos.fws.gov/ecp/species/9431

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (=)

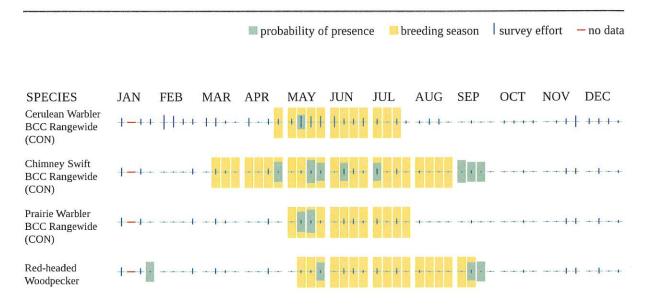
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

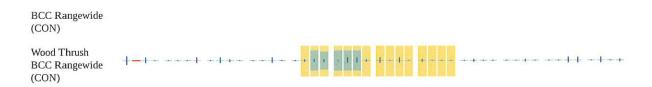
Survey Effort (1)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (-)

A week is marked as having no data if there were no survey events for that week.





Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

WETLANDS

Impacts to <u>NWI wetlands</u> and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local <u>U.S. Army Corps of Engineers District</u>.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER FORESTED/SHRUB WETLAND

PSS1A

02/21/2025 17:25:57 UTC

Project code: 2025-0059657

IPAC USER CONTACT INFORMATION

Agency: Pilot Environmental, Inc

Name: David Brame

Address: 743 Park Lawn Court

City: Kernersville

State: NC Zip: 27284

Email dbrame@pilotenviro.com

Phone: 3363104527



Date Submitted by Applicant: February 11, 2025

Transportation Impact Analysis (TIA) Scoping

DAVENPORT Project Number 250007

High Meadow Lodge

King, NC (Stokes County)

Description:

Located on the northwest corner of SR 1138 (Goff Road) and Gayle Drive (non-system)

Tax Parcel ID: Portion of 5993-43-6336

LUC 252 Senior Adult Housing - Multifamily: 45-unit multifamily senior living facility

Proposed Study Intersections:

1. Goff Drive and Site Driveway (unsignalized, full access)

Volumes

Turning movements based on 2023 NCDOT AADT data, D=60/40, and K=0.10 using the higher Goff Rd AADT to the south.

Proposed annual growth rate: 1%, based on historical data showing decrease in volumes over past ten years

<u>Proposed Analysis Period</u>: Weekday, PM peak (4:00-6:00 pm). AM peak hour volumes are lower than the PM peak hour and not recommended for analysis given fewer than 10 hourly trips. (AM and PM volumes in Figure 5 are assumed to be the same.)

TIA Analysis Scenarios:

- 2023 Base (Existing) Conditions
- 2026 Future No Build Conditions
- 2026 Future Build Conditions

Conceptual Site Plan and Aerial Map Attached

Trip Generation Table:

		able - ITE	11th Editi	on Trip	Genera	ation				
Average Weekd	lay Drive	way Volum	ies	Daily	AM	Peak H	lour	PM	Peak H	lour
ITE Land Use Code	,	Size	Data Source	Volume	Enter	Exit	Total	Enter	Exit	Total
252, Senior Adult Housing -Multifamily	45	Dwelling Units	Adjacent- Equation	155	3	6	9	6	5	11

Proposed Site Trip Directional Distribution: attached

Approved Developments and Committed Improvements: N/A, unless advised otherwise

Home Office:

119 Brookstown Ave. Suite PH1 Winston-Salem, NC 27101 Main: 336.744.1636; Fax: 336.458.9377



HIGH MEADOW LODGE Project Number 250007

FIGURE 1 CONCEPTUAL SITE PLAN







SITE INDICATOR

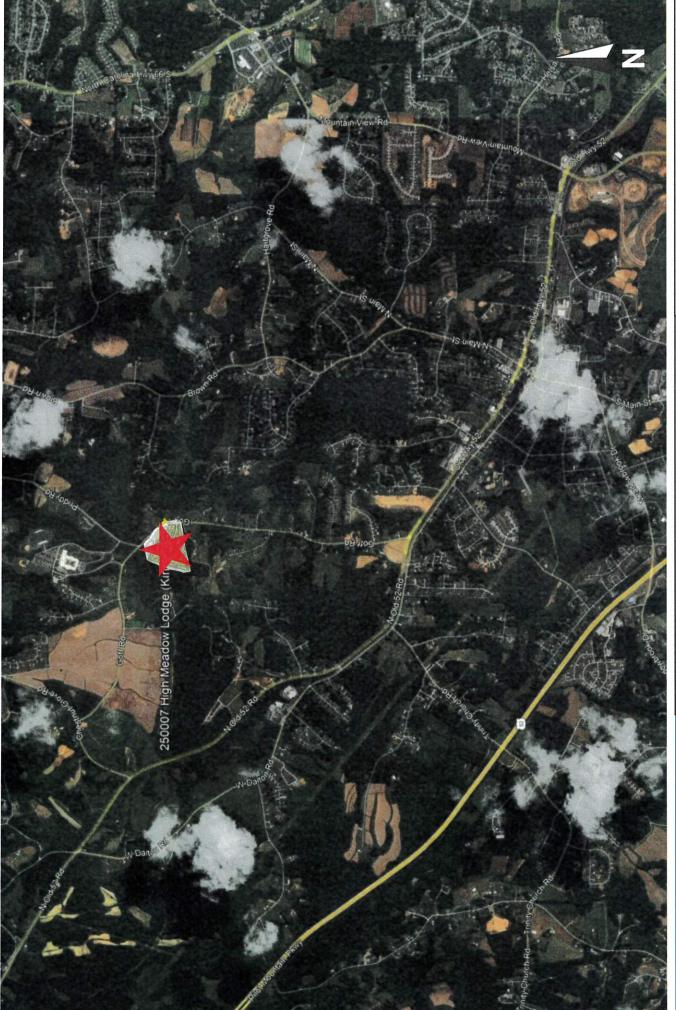
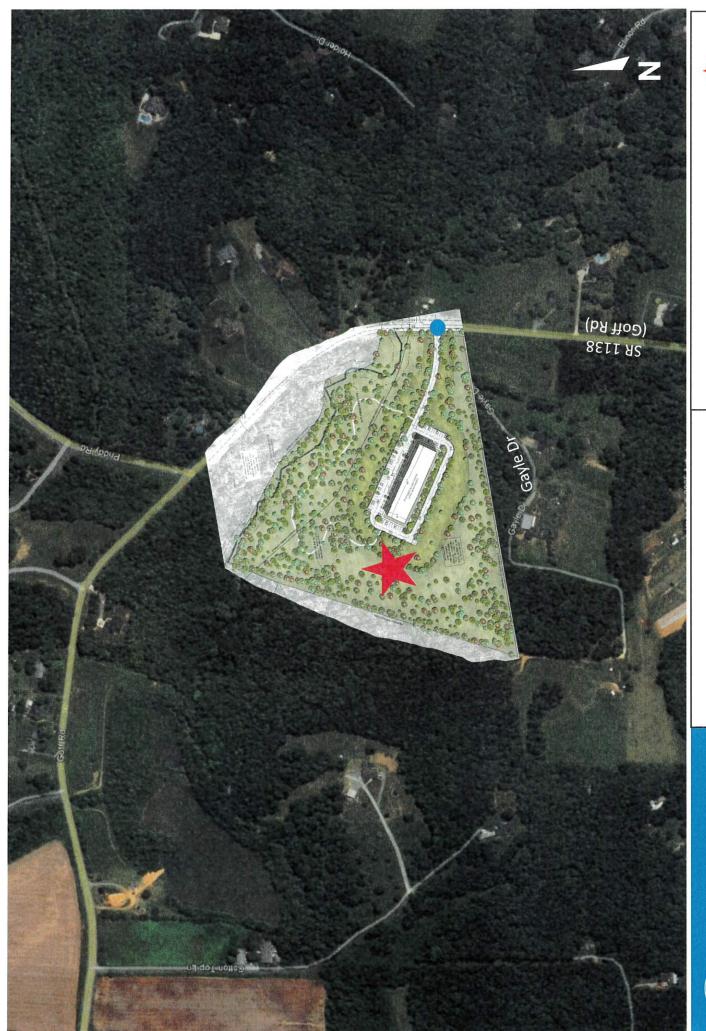
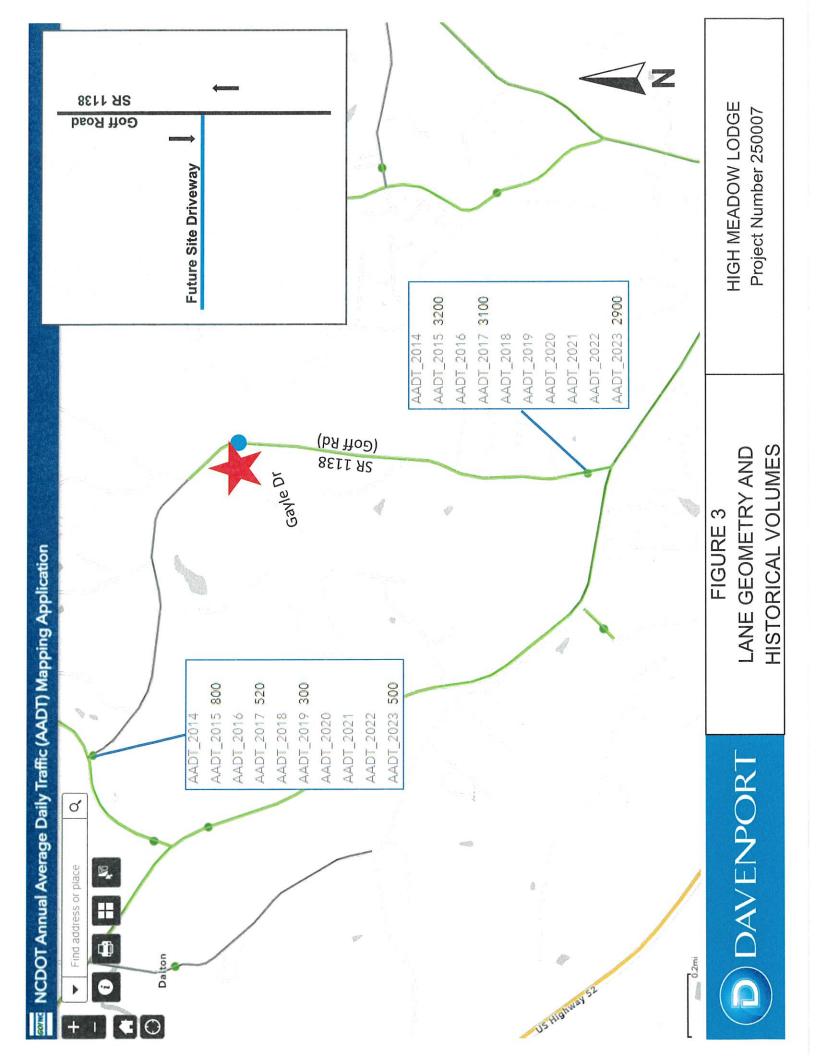


FIGURE 2B VICINITY MAP

SITE INDICATOR
PROPOSED STUDY INTERSECTION







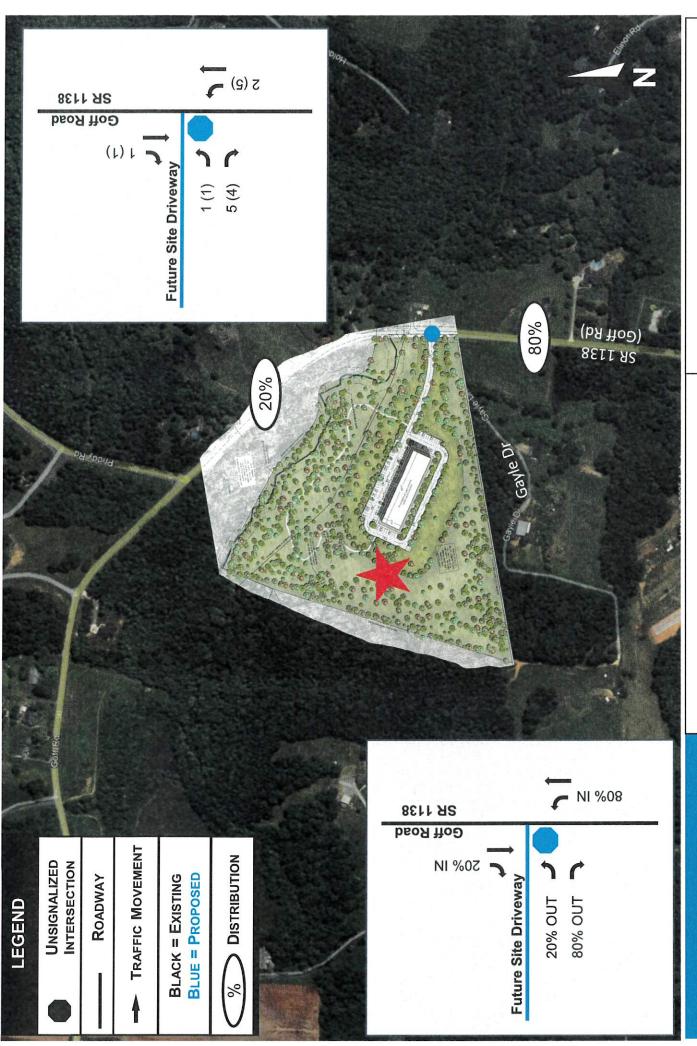


FIGURE 4
PROPOSED DISTRIBUTIONS

HIGH MEADOW LODGE Project Number 250007

DAVENPORT



HIGH MEADOW LODGE Project Number 250007

DAVENPORT

FIGURE 5

2026 FUTURE

BACKGROUND VOLUMES

Abutting Property Owners	Abutting Parcels
SPRIEGEL, DEAN M SPRIEGEL, VICTORIA 621 GOFF RD KING, NC 27021	5104
YOUNTZ, CHARLES DARRIN YOUNTZ, SUSAN H 1218 MARTY DR WINSTON-SALEM, NC 27105	7666
MARSHALL, CHRISTOPHER ALLEN MARSHALL, ANTOINETTE RONDON 140 COTTON TOP LN KING, NC 27021	3797
PRIDDY, ARLEN KIRK 132 GAYLE DR KING, NC 27021	4663
TILLMAN, PAMELA PRIDDY 113 GAYLE DR KING, NC 27021	3751
TILLMAN, PAMELA P 113 GAYLE DR KING, NC 27021	8861
CREED, WARREN CREED, EILEEN 500 GOFF RD KING, NC 27021	9444
LANKFORD, NATHANIAL FRANK SULLIVAN, SUSAN J 106 META CT KING, NC 27021	2777



PUBLIC HEARING NOTICE

CITY OF KING

NOTICE OF PROPOSED ZONING CLASSIFICATION ACTION

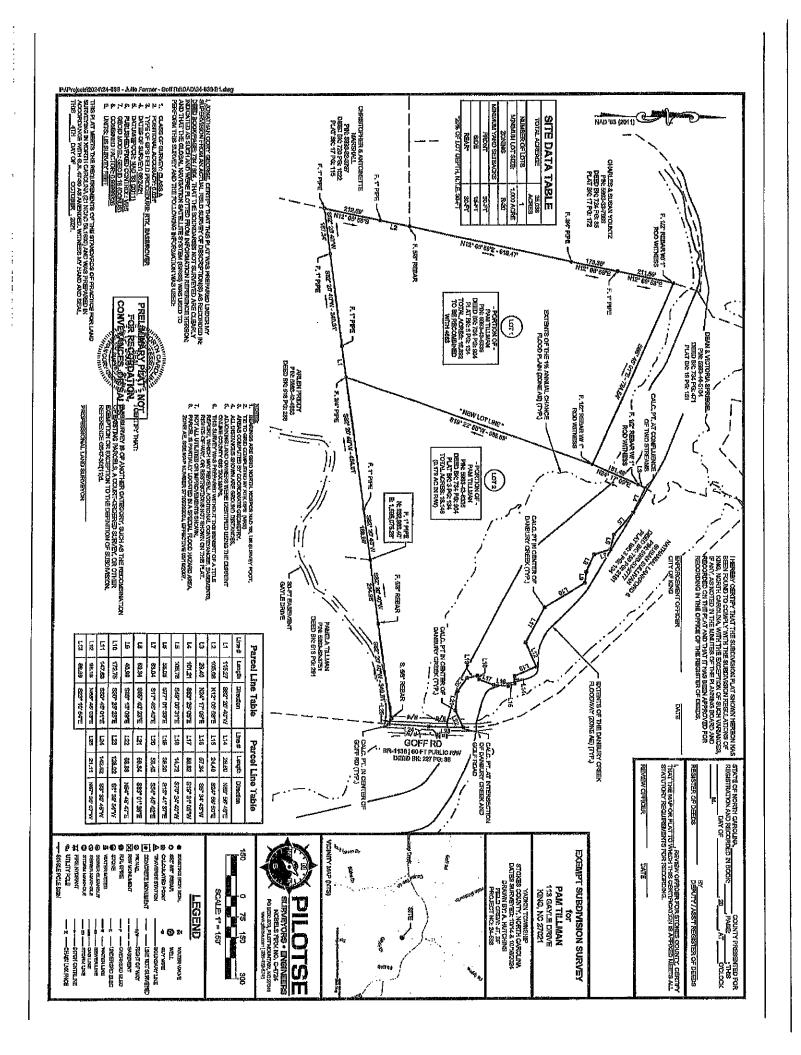
In accordance with North Carolina General Statute 160D-601, notice is hereby given that the herein zoning classification action has been requested for property located: <u>in the 400 Block of Goff Rd on the West side being listed on SCTM 5993-43-6336.</u>

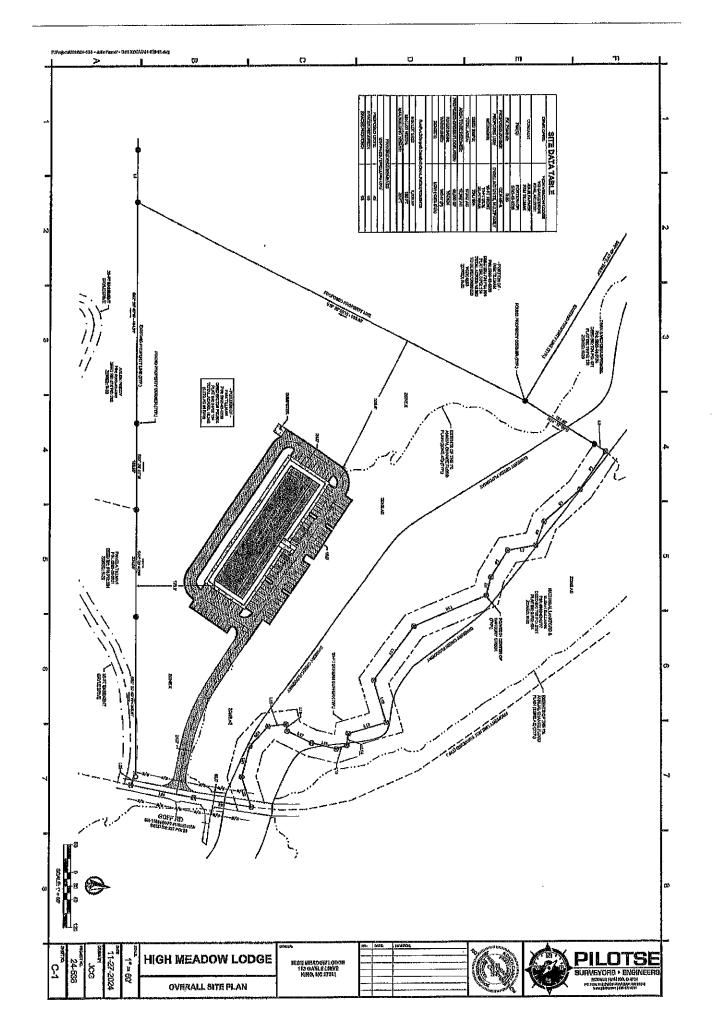
As required by NCGS 160D-601, You as owner of the proposed property zoning classification action hearing described above and/or an abutting property owner to the aforementioned property are advised that High Meadow Lodge has requested that the City of King take the following action with regards to the property at the aforementioned location: to rezone approximately 18.15-acres from R-20 (Low Density Residential) to CZ-R-MF-A (Conditional Zoning Residential Multifamily Apartments).

Be advised that the City Council of King will review and take action on this request at City Hall (229 S. Main Street) on <u>February 3, 2025</u>, at <u>6:00 p.m.</u> prior to this hearing the King Planning Board will review the request and make a recommendation on <u>January 27, 2025</u>, at City Hall at <u>6:00 p.m.</u> 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. Surrounding property owners and other interested persons are welcome to attend the Public Hearings to provide their comments and questions.

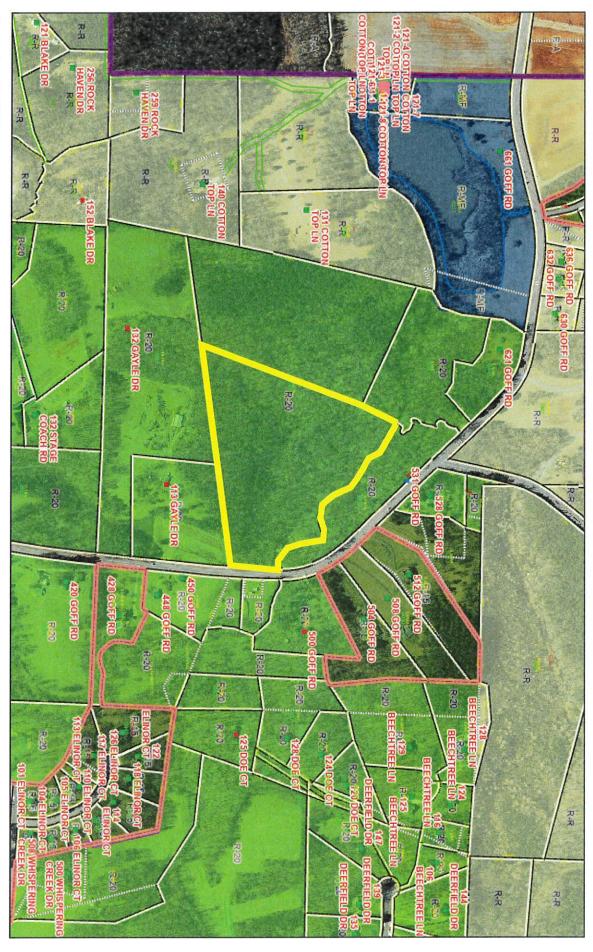
If additional information or clarification is necessary, please contact the City's Planning Department at (336) 983-8265, or by email to jgrace@ci.king.nc.us

-	GI: DI		
	City Pla	ınner	





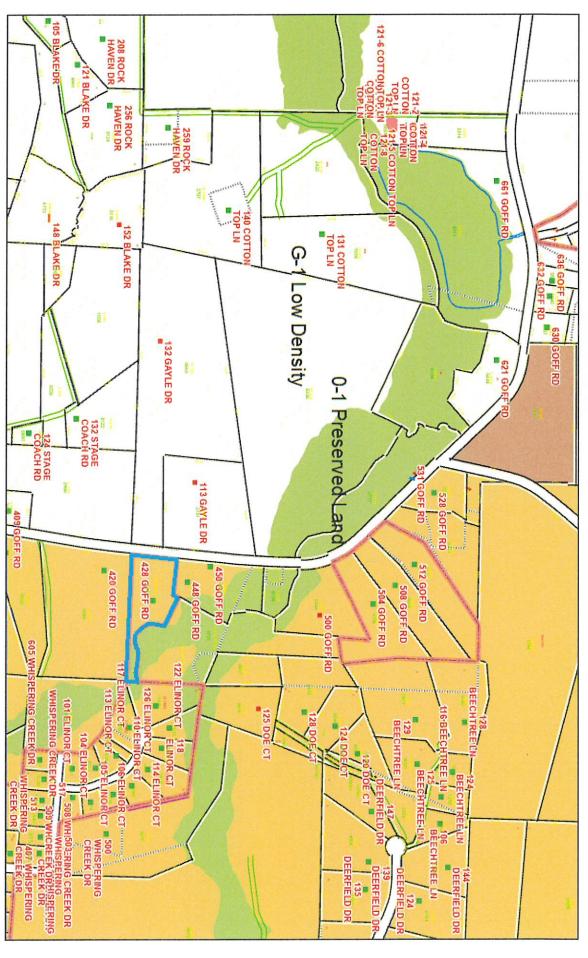
Stokes County



December 13, 2024

1:6,228 0 0.05 0.1 0.2 mi 1 0 0.075 0.15 0.3 km

Stokes County



December 16, 2024

0.075

0.15

0.3 km

1:6,888

0.2 mi

- 1. All required permits must be obtained from the city inspections department and the city's fire inspections department prior to placing structures on the property. Developer shall have all required inspection done and approved prior to the issuance of a certificate of occupancy.
- 2. All costs and expenses associated with complying with these conditions shall be borne by the landowner/developer, with no expense being borne by the city or county.
- 3. Upon written request by the city, evidence of compliance with any of these conditions shall be provided to the city within ten (10) days after each request.
- 4. The Rules and Regulations of the Developer shall not be inconsistent with these conditions. Any conflict between said Rules and Regulations shall be resolved in favor of these conditions.
- 5. If any of these conditions once met are not continuously maintained, the permit may be revoked by the City Council upon the failure of the owner/developer to cure the deficiency in any specific condition within thirty (30) days after written notice to the owner/developer of the specific failed condition.
- 6. The restaurant must be accessible to residents and their guests only
- 7. A turn lane off Goff Rd needs to be installed for safety and constructed to NCDOT standards unless NCDOT refuses the request.
- A speed zone on Goff Rd needs to be established to provide additional safety unless NCDOT refuses to allow it.

The developer/owner of High Meadow Lodge agrees upon the above mentioned conditions as stated or amended by the King City Council.

Signature of Developer/ Owner	Signature of Mayor of King
Date	Date
Signature of City Clerk	
Date	City Seal