MINUTES
King Planning Board
Regular Session
August 25, 2025

The King Planning Board held a regular session at King City Hall on Monday, Aug 25, 2025, at 6:06 p.m. Chairman Jeff Walker, Vice Chairman David Hudson, Jerry Messick, Joe Ramsey, Darrin Koone, Von Robertson, City Clerk Nicole Branshaw, Chaplain Donald Davis, Mayor Pro Tem Jane Cole, and Mayor Rick McCraw were present at the meeting. Interim Planning/Zoning Enforcement Officer Todd Cox was present via speakerphone.

Vice Chairman Jeff Walker called the meeting to order.

Chaplain Donald Davis offered the invocation.

MOTION: *David Hudson moved to seat Alternate Darrin Koone. Joe Ramsey seconded the motion, which passed by a unanimous vote of 4-0.*

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 6:10 pm.

Susan Warner, 134 Campbell Ridge Circle, King, addressed the Planning Board with concerns regarding the text amendment, citing information from Todd Cox. She inquired about the level of density King should aim for, pondering, "How dense did we want King to be?" She asked about the existence, publication, and update frequency of the comprehensive plan for King's growth, specifically stating, "Where's the comprehensive plan for the growth of King? Is it published? How often is it updated?" She further voiced her worries about the financial burden on taxpayers for maintaining clusters of development, querying about the costs related to "streets, water, sewer, schools, personnel, all of those will have to be overseen by other personnel."

She questioned the advantage of combining PUD and MUD for taxpayers, stating, "Is combining PUD and MUD good for the taxpayers? Do we want commercial businesses and housing side by side?" She added a personal perspective, expressing, "I wouldn't want my house beside the funeral home, and I don't mean that ugly." Reflecting on the proposal, she wondered, "This amendment... will it be retroactive?"

With no one else signed up to speak for public comment. Chairman Jeff Walker closed the public comment at 6:20 pm. ****SEE DOCUMENT #1****

1. ADJUSTMENTS TO AGENDA

No adjustments were made to the agenda.

MOTION: *Jerry Messick moved to accept the agenda as presented. David Hudson seconded the motion, which passed unanimously with a vote of 5-0.*

2. APPROVAL OF MINUTES

A. Approval of Minutes - July 28, 2025

MOTION: *Joe Ramsey moved to approve the minutes of July 28, 2025, as presented. Jerry Messick seconded the motion, which passed unanimously with a vote of 5-0.*

4. DISCUSSION ITEMS

A. Variance Request V-060 by D R Horton (Travis Tuttle)

Chairman Jeff Walker opened the public hearing at 6:21 pm. With no one signed up to speak for public comment. Chairman Jeff Walker closed the public comment at 6:21 pm.

Emerson Wright, Intern City Planner, sworn in at 6:22 pm, presented the variance request from D.R. Horton Homes for lot 17 in the High Meadows subdivision, phase 2. The request was for a 9-foot variance on a lot located on Redleaf Lane off Maverick Trail Drive. Mr. Wright explained that the lot is vacant and was being surveyed for a home when they discovered it was too close to the creek's riparian buffer. He noted that the house will have a basement, which will allow for the use of the lower levels.

Mr. Wright detailed Sec. 32-127. - Powers and duties. The zoning board of adjustment ordinance requirements shall have for granting a variance, which include:

(2) *Variances.* When unnecessary hardships would result from carrying out the strict letter of a zoning regulation, the board of adjustment shall vary any of the provisions of the zoning regulation upon a showing of all of the following:

a. Unnecessary hardship would result from the strict application of the regulation. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

b. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

c. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

d. The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.

No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance. Any other development regulation that regulates land use or development may provide for variances from the provisions of those ordinances consistent with the provisions of this subsection.

Sec. 32-124. - Quasi-judicial procedure.

Process required. Boards shall follow quasi-judicial procedures in determining appeals of administrative decisions, special use permits, certificates of appropriateness, variances, or any other quasi-judicial decision per 160D-406. (See this section for a continuance of the rest of the ordinance requirements.)

Staff has reviewed the applicant's request and would recommend it for approval based on the findings of items a, b, c, and d listed above. The BOA has the final say in this case.

He stated that staff had reviewed the request and recommended approval based on these findings. Mr. Wright emphasized that the Board of Adjustments would have the final say on the case.

Chairman Jeff Walker asked each board member to provide their individual answer for the findings of the facts listed above for items a, b, c, and d. Their answers are as follows:

BOA Member	Sec. 32-127 (2) Variances	a.	b.	c.	d.
Darren Koone		yes	yes	no	yes
David Hudson		yes	yes	no	yes
Jerry Messick		yes	yes	no	yes
Joe Ramsey		yes	yes	no	yes
Jeff Walker		yes	yes	no	yes

MOTION: *Joe Ramsey moved to approve the variance request V-060 by D R Horton (Travis Tuttle), as presented for a 9-foot variance on a 30-foot front yard setback on Parcel*

 # 6902-75-5402. Darrin Koone seconded the motion, which passed unanimously with a vote of 5-0. ****SEE DOCUMENT #2****

B. Proposed Amendment to Chapter 32, Article III, Sec. 32-163 And Sec. 32-164; Proposed Addition to Chapter 32, Article V, Division 1, Sec. 32-261

Emerson Wright presented a proposed zoning text amendment that would add a new zoning use district, Mixed-Use (M-U), to the zoning ordinance in Sections 32-163, 164, and 32-261.

Mr. Wright explained that the city currently has a Planned Unit Development (PUD) designation in Section 32-248, which mainly applies to residential uses. Up to 20% of the total tract is allowed for business-type uses that would service the residential uses. The proposed mixed-use district would apply to almost all uses listed in sections 32-198 through 32-206, with a few exclusions such as agriculture and heavy industrial.

He noted that if approved, this would be a conditional zoning mixed-use district only, reviewed and approved or denied based on requirements in sections 32-164 and the proposed 32-261. The amendment would allow developers more flexibility with a conceptual site plan and expand the commercial percentage from 20% in a PUD to 37% in the proposed mixed-use district.

Mr. Wright mentioned that he, Todd Cox, and Planning Board Chairman Jeff Walker had met with the applicant's land planners on August 18, 2025, to address issues in the initial proposal. They negotiated sections for a more functioning ordinance that would benefit King, with a significant point being to define maximum percentages of commercial and residential uses. This would ensure projects would have at least 37% commercial use and no more than 67% residential use, creating true mixed-use developments.

Todd Cox, Interim Planner, provided additional context, noting that previous PUD projects had not been developed quickly, typically taking 3-5 years to complete. He emphasized that this would not create immediate impacts on systems or traffic, allowing the DOT time to react and make necessary improvements.

Mr. Cox mentioned that the revised language limits buildings to a maximum of three stories, improved the traffic memorandum requirements, and better-defined open space requirements for commercial versus residential areas. He felt the revised version was something that "could be used and used well."

In response to a question about potential issues, Mr. Cox stated that the revision addressed almost all previous concerns. However, he anticipated that the city attorney might still object to postponing the traffic study until before the construction documents were finalized.

Milt Hurley, a representative from the applicant, explained their collaborative effort with staff to customize the proposal for King. They chose to establish a new district rather than alter the PUD ordinance because, as expressed, "there's no reason to open that up for change." The existing PUD was seen as effective and functional without needing modification.

MOTION: *Darrin Koone moved to approve the Proposed Amendment to Chapter 32, Article III, Sec. 32-163 and Sec. 32-164; Proposed Addition to Chapter 32, Article V, Division 1, Sec. 32-261, as presented, and* that it was favorable to the overall spirit of the city's comprehensive plan. *Joe Ramsey seconded the motion, which passed with a vote of 3-2. (Darrin Koone – Yea, Joe Ramsey – Yea, Jerry Messick – Yea, Jeff Walker – Nay, David Hudson – Nay)*

ITEMS OF GENERAL CONCERN

Joe Ramsey thanked Emerson Wright, City Planner Intern. Mr. Ramsey stated that he would like to see the Planning Board meet with the Fire Department, Police Department, City Engineer, and other key staff to discuss how the city plans to grow and how the Planning Board can help make informed, planned decisions. He emphasized the importance of considering available resources when making development decisions, particularly in relation to three-story buildings and the capabilities of the fire department.

ADJOURNMENT

David Hudson moved to adjourn the meeting at 7:01 pm. Joe Ramsey seconded the motion. The motion was carried unanimously with a vote of 5-0.

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

{SEAL}

Approved by:

_____

Jeff Walker, Chairman

Attest:

_____

Nicole Branshaw, City Clerk

PLANNING BOARD

Date: Aug 25, 2025

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

	NAME	ORGANIZATION (If Any)	ADDRESS	PHONE	SUBJECT	City Resident?
1.	Susan Warner		134 Campbell Ridge Circle	336-480-7861	Text Amend	☐yes ☐no
2.						☐yes ☐no
3.						☐yes ☐no
4.						☐yes ☐no
5.						☐yes ☐no
6.						☐yes ☐no
7.						☐yes ☐no
8.						
9.						
10.						
11.						
12.						
13.						

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.

BOARD: Planning Board
DATE: 8/25/2025
DOCUMENT #: 1 PAGES: 1

PLANNING BOARD

Date: Aug. 25, 2025

PUBLIC HEARING SIGN-UP SHEET

BOARD OF ADJUSTMENTS PUBLIC HEARING

FACTUAL TESTAMONY FOR: Variance Request V-060 by D R Horton (Travis Tuttle)

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?
					□yes □no
					□yes □no
					□yes □no
					□yes □no
					□yes □no
					□yes □no

BOARD: Planning Board
DATE: 8/25/2025
DOCUMENT #: 2 PAGES: 5

CITY OF KING ZONING ACTION REQUEST/PERMIT REQUEST NO. V-060

I. APPLICANT D R Horton DATE OF REQUEST: 8-4-2025
ADDRESS: 4150 Mendenhall Oaks Parkway COUNTY: Stokes TOWNSHIP: Yadkin
High Point, NC 27265 DEED BOOK: PAGE:
TELEPHONE: 336.843-5492 TAX MAP: 6902-75- PARCEL: 5402
ZONING DISTRICT: R-20 SUBDIVISION LOT NO.:
OWNERS (SUBJECT & ABUTTING PROPERTIES): See Site Plan

II. APPLICATION IS HEREBY MADE FOR THE HEREIN DESCRIBED ZONING ACTION ON
PROPERTY LOCATED: 119 Red Leaf Lane (Lot #17)
THE REQUESTED ACTION IS: Variance request of 9' off the front setback line of 30'.
IS THE PROPERTY LOCATED IN THE WATERSHED PROTECTION AREA? YES ____ No: X
IF YES SEE ATTACHMENT A

IS THE PROPERTY LOCATED IN A FLOOD PLAIN? YES ____ NO X IF YES SEE ATTACHMENT B

III. INDICATE TYPE REQUEST:

____ REZONING PERMIT	____ TEMPORARY PERMIT (NO SITE INSP.)
X 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'S SIGNATURE — ZONING ENFORCEMENT OFFICER: Dwayne B. Cox

(SEE FEE SCHEDULE) **TOTAL FEE DUE:** $500.00

IV. PLANNING BOARD WILL REVIEW (IF REQUIRED): N/A
BOARD OF ADJUSTMENT WILL REVIEW (IF REQUIRED): August 25, 2025 at 6:00 pm at City Hall
COUNCIL WILL REVIEW & HOLD PUBLIC HEARING (IF REQUIRED): N/A
PROPERTY POSTED BY:
NOTIFICATIONS MAILED BY:
NEWSPAPER ADVERTISEMENT: N/A & N/A

V. ACTION BY PLANNING BOARD/BOARD OF ADJUSTMENT
APPROVAL ✓ DISAPPROVAL APPROVAL WITH MODIFICATIONS:
Approved unanimously by 5-0 to approve a 9-foot variance on a 30-foot front yard setback on Parcel # 6902-75-5402.

08-25-2025 (DATE) — Robert J Walker (CHAIRMAN)

VI ACTION BY CITY COUNCIL
APPROVAL ____ DISAPPROVAL ____ APPROVAL WITH MODIFICATIONS:
COMMENTS: N/A

DATE — MAYOR

PAID
AUG 14 2025
BY:

CITY OF KING

Richard E. McCraw, Mayor
Scott Barrow, City Manager

P.O. Drawer 1132
King, NC 27021-1132

229 S. Main Street
Telephone (336) 983-8265
Fax (336) 983-3241

09/05/2025

D R Horton
4150 Mendenhall Oaks Parkway
High Point, NC 27265

Dear D R Horton:

The King Board of Adjustment reviewed your Variance Request #V-060 to Section 32-241 of the City Code regarding Table of Area, Height, and Placement Regulations and approved a 9-foot variance on a 30-foot front yard setback on Parcel #6902-75-5402 at their August 25, 2025, meeting. This request was approved by a unanimous vote of 5-0.

If you have any questions regarding this matter, please feel free to contact the Planning Department at 336-983-8265.

Sincerely,

Nicole Branshaw

Nicole Branshaw
City Clerk

enclosure

Requirements for granting a variance

(2) *Variances*. When unnecessary hardships would result from carrying out the strict letter of a zoning regulation, the board of adjustment shall vary any of the provisions of the zoning regulation upon a showing of all the following:

a. Unnecessary hardship would result from the strict application of the regulation. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. **Yes, there can** X or **No, there can not** ___

b. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability. **Yes, it can** X or **No, it can not** ___

c. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. **Yes, it was** ____ or **No, it wasn't** X

d. The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved. **Yes, it is** X or **No, it isn't** ____

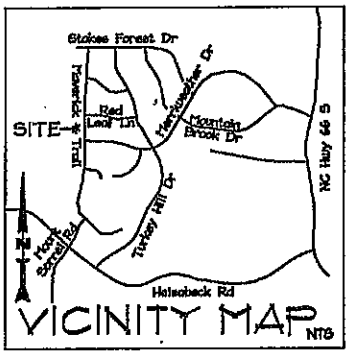
Control Point, Inc.
PO Box 19149
Charlotte, NC 28219
1464 Center Park Dr.
Charlotte, N.C. 28217
Phone: (704)599-1010
cpoffice@controlpointinc.com

NC: C-2725
SC: COA 3459

NO FIELD WORK HAS BEEN PERFORMED BY CONTROL POINT, INC. AT THIS TIME. THIS PLOT PLAN IS A CONCEPTUAL DRAWING AND CONTENTS SHOWN HEREON ARE SUBJECT TO VARIATION UPON FINAL CONSTRUCTION. THIS IS NOT A BOUNDARY SURVEY.

Wesley R. Huneycutt L-4435 8/07/2025

NORTH CAROLINA PROFESSIONAL SEAL L-4435 LAND SURVEYOR WESLEY R. HUNEYCUTT

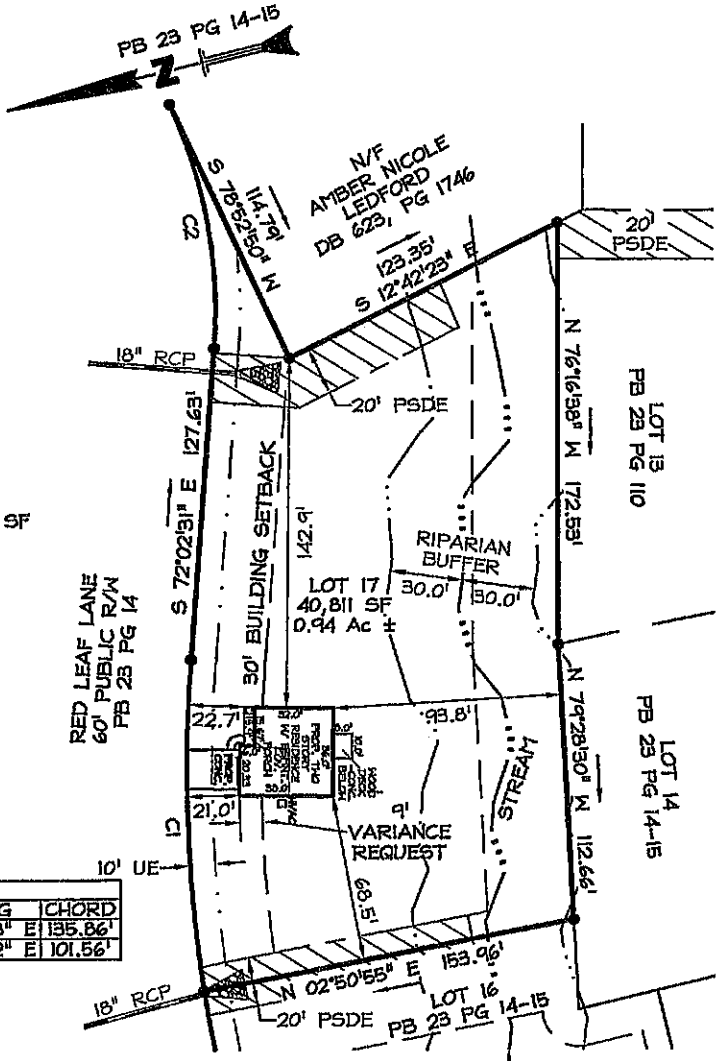


VICINITY MAP NTS

PROPERTY LINE	
R/W	
ADJOINER	
SETBACK	
ADDRESS	(XX)
UE UTILITY EASEMENT	
PSDE PRIVATE STORM DRAINAGE EASEMENT	
STREAM	
RIPARIAN BUFFER	
#4 REBAR - UNLESS NOTED OTHERWISE	●

PROPOSED HOUSE PLAN
#2163/2164
THE PENWELL
W/BASEMENT
ELEV. J

PROP. IMPERVIOUS AREA=1,795 SF
1. HOUSE=1,342 SF
2. CONC. PATIO=80 SF
3. CONCRETE DRIVE=339 SF
4. SIDEWALK=25 SF
5. HVAC PAD=9 SF



CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	600.00'	136.15'	S 78°32'38" E	135.86'
C2	205.43'	102.62'	S 86°23'02" E	101.56'

ZONING: R-20
SETBACK DATA:
FRONT: 30'
SIDE: 10'
SIDE AT CORNER: 15'
REAR: 35'

Plot Plan
of
Lot #17, High Meadows, Section 2
Yadkin Township
Stokes County, North Carolina
Plat Recorded In Book 23 at Page 14-15.

0 30 60
Scale: 1"=60'