



CITY OF KING CITY COUNCIL

MEETING DATE:
AUGUST 3, 2026

PART A

Subject: REQUEST FOR A PUBLIC HEARING TO AMEND CHAPTER 14 – FLOODS.

Action Requested: Set the public hearing date for September 8, 2026, with the planning board reviewing proposal at their August 24, 2026 meeting for the proposed text amendment.

Attachments:

This abstract requires review by:

City Manager

City Attorney

Todd Cox, Int. Planning & Zoning Official
Emerson Wright, Planning & Zoning Intern

PART B

Introduction and Background:

As a result of the tragedies in the Asheville area during tropical storm Helene (Hurricane Helene), the NC State Department of Public Safety – Division of Emergency Management has updated the statewide model flood ordinance. This would also be in keeping with the NC General Statutes found in 160D and cause the city to update our flood ordinance to be in compliance with the model ordinance.

Discussion and Analysis:

Staff has worked with our city attorney and we have went though the state's model ordinance and made the recommended changes to bring our flood ordinance in to compliance.

Budgetary Impact:

Cost to add to Municode and advertise the proposed amendment.

Recommendation:

Staff recommends updating the ordinance and set the public hearing for council's **September 8, 2026** with the planning board reviewing the proposed text amendment at their **August 24, 2026** regular meeting.

