



CITY OF KING CITY COUNCIL

MEETING DATE:

AUGUST 3, 2026

PART A

Subject:	REQUEST FOR A PUBLIC HEARING BY JUSTIN & MARTY MYERS OF LEWISVILLE/EAST BEND, NC FOR A CONDITIONAL REZONING OF 24.52-ACRES FROM L-I TO CZ-H-I.		
Action Requested:	Set public hearing date for conditional rezoning for September 8, 2026, with the planning board reviewing the request at their August 24, 2026, regular meeting.		
Attachments:			
Todd Cox, Int. Planning & Zoning Official Emerson Wright, Planning & Zoning intern		This abstract requires review by:	
		City Manager	City Attorney

PART B

Introduction and Background:

We have a request from Justin & Marty Myers to rezone the Iron Mule Property (Old Newsome farm) off Industrial Drive. The tract contains 24.52-acres and is currently zoned L-I (Light-Industrial) and is vacant. The tract has access from Industrial Drive where our water line is also located. Sewer access runs along the southern and eastern property lines. The tract is currently in our E.T.J.

Discussion and Analysis:

The applicant would be requesting the rezoning to heavy-industrial to operate a junk/salvage yard on the tract. The tract is found in our G-3 Industrial area and this proposed use would be something you would find in an industrial use area.

Budgetary Impact:

Additional tax base, if rezoned. Vol. annexation if sewer is requested. If this tract is annexed into the city, it will connect a lot of satellite tracts and make them contiguous areas.

Recommendation:

Staff recommends setting the public hearing for –

1. Public hearing for conditional rezoning on **September 8, 2026** with the planning board reviewing the request at their regular meeting on **August 24, 2026** meeting.

Location Map

